

This instrument was prepared by

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Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED - LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100ths-----<sup>225</sup> DOLLARS,

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,  
in hand paid by

George Dunaway, a single man  
the receipt of which is hereby acknowledged, the said

Roy Martin Construction, Inc.  
does by these presents, grant, bargain, sell and convey unto the said

George Dunaway, a single man  
the following described real estate, situated in Shelby County, Alabama.

19761008000096200 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/08/1976 12:00:00AM FILED/CERT

A tract of land situated in the NE ¼ of the NE¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:  
Begin at the intersection of the East line of Section 13, and the Southeasterly right of way line of Shelby County Highway No. 33; thence run in a Southwesterly direction along said right of way line a distance of 127.96 feet to the beginning of a curve to the right, said curve having a radius of 799.98 feet and subtending a central angle of 12 degrees 50 minutes 05 seconds; thence continue in a Southwesterly direction along the arc of said curve, a distance of 179.20 feet, to the end of said curve; thence continue in a Southwesterly direction, along said right of way line, a distance of 172.25 feet and subtending a central angle of 3 degrees 59 minutes 29 seconds; thence continue in a Southwesterly direction along the arc of said curve, a distance of 117.42 feet; thence an angle left of 99 degrees 50 minutes 36 seconds, as measured from tangent of said curve, thence run in a Southwesterly direction, a distance of 253.28 feet, to a point on said East line of Section 13; thence an angle left of 111 degrees 46 minutes 12 seconds and run in a Northerly direction, along said East line, a distance of 639.07 feet to the point of beginning. Parcel contains 1.4974 acres, more or less. Situated in the Town of Pelham, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said George Dunaway, a single man

heirs and assigns forever.

And said Roy Martin Construction, Inc. does for itself, its successors  
and assigns, covenant with said George Dunaway, a single man

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

George Dunaway, a single man  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Roy Martin Construction, Inc. by its

President, Roy Martin, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 6th day of October, 1976

ATTEST:

STATE OF ALABAMA  
COUNTY OF SHELBY

Secretary

By Roy Martin

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 OCT - 8 AM 10:43  
Deed for 6.00  
Consolidated  
JUDICIAL PROBATE

I, the undersigned a Notary Public in and for said County, in  
said State, hereby certify that Roy Martin  
whose name as President of Roy Martin Construction, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on  
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of October, 1976

John N. Ferree

Notary Public

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