

This instrument was prepared by

(Name) Courtney H. Mason, Jr., P.A.

(Address) Alabaster, Alabama 35007

551
This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THOUSAND AND NO/100TH (\$40,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROY DAVID JOWERS AND WIFE, EVELYN JOWERS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ROY MARTIN CONSTRUCTION, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

BOOK 352 PAGE 654

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12TH day of JANUARY, 19 84

(SEAL)

Roy David Jowers
ROY DAVID JOWERS

(SEAL)

(SEAL)

Evelyn Jowers
EVELYN JOWERS

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED

a Notary Public in and for said County,

in said State, hereby certify that

ROY DAVID JOWERS AND WIFE, EVELYN JOWERS

whose name(s) ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12TH day of JANUARY, A.D. 19 84

[Signature]
Notary Public

A parcel of land located in the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said Section 13; thence run East, along the South line of said Section 13, a distance of 969.65 feet to the Easterly right of way of U. S. Highway #31; thence turn left 102 deg. 06 min. 33 sec. along said right of way a distance of 227.60 feet to the point of beginning; thence continue along said right of way a distance of 25.52 feet; thence turn right 101 deg. 57 min. 15 sec. a distance of 427.71 feet; thence turn right 79 deg. 29 min. 16 sec. a distance of 126.79 feet; thence turn right 100 deg. 48 min. 52 sec. a distance of 201.54 feet; thence turn right 90 deg. 00 min. 00 sec. a distance of 98.61 feet; thence turn left 90 deg. 18 min. 08 sec. a distance of 244.53 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS & EXCEPT any portion of said property which lies within the right-of-way of Martin Street.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTORS' ADDRESS: Highway 11, Simmsville Road, Pelham, Alabama 35124

GRANTEE'S ADDRESS: P. O. Box 9, Pelham, Alabama 35124

R. J. G.
69

STATE OF ALABAMA
COUNTY OF SHELBY
NOTARY PUBLIC

1984 JAN 12 PM 4:27

Thomas A. Lawrence
NOTARY PUBLIC

Deed TAX	40.00
Rec	3.00
Ind	1.00
	<hr/> 44.00