

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-five thousand three hundred twenty and no/100 dollars (\$75,320.00) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Roy Martin Construction, Inc, a corporation, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the following described real estate, to wit:

PARCEL I:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Lot 2, Block 6, of SUNNY MEADOWS as recorded in Map Book 8, Pages 18A, B and C, in the Office of the Judge of Probate in Shelby County, Alabama, thence in a Westerly direction, along the South line of said Lot 2, a distance of 160.0 feet to the East Right of Way Line of Sunny Meadows Drive, thence 90 degrees left, in a Southerly direction, along said Right of Way Line, a distance of 738.18 feet to the beginning of a curve to the left, said curve having a radius of 356.60 feet and a central angle of 29 degrees 00 minutes 43 seconds, thence along arc of said curve, in a Southeasterly direction, a distance of 180.52 feet to end of said curve and the beginning of a curve to the left, said curve having a radius of 25.0 feet and a central angle of 90 degrees, thence along arc of said curve a distance of 39.27 feet to a point on the Northwest Right of Way Line of Shelby County Highway 14, thence continue in a Northeasterly direction, along said Right of Way Line, a distance of 92.94 feet, thence 60 degrees 59 minutes 17 seconds left, in a Northerly direction, a distance of 875.74 feet to the Point of Beginning.

PARCEL II:

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the centerline of Sunny Meadows Lane and Shelby County Highway 14 as shown on the map of SUNNY MEADOWS as recorded in the Office of the Judge of the Probate in Shelby County, Alabama, in Map Book 8, Pages 18A, B and C, thence in a Northwesterly direction, along the centerline of said Sunny Meadows Lane, a distance of 65.0 feet, thence 90 degrees right, in a Northeasterly direction, a distance of 30.0 feet to a point on the Northeasterly Right of Way Line of said Sunny Meadows Lane, said point being the Point of Beginning; thence 90 degrees left, in a Northwesterly direction, along said Right of Way Line, a distance of 237.0 feet to the beginning of a curve to the right, said curve having a radius of 184.62 feet and a central angle of 69 degrees 55 minutes 04 seconds, thence along arc of said curve, in a Northeasterly direction, a distance of 225.29 feet to end of said curve, thence continue in a Northeasterly direction, a distance of 364.0 feet to the beginning

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of a curve to the right, said curve having a radius of 509.26 feet and a central angle of 21 degrees 00 minutes 40 seconds, thence continue along arc of said curve, in a Northeasterly direction, a distance of 186.76 feet to end of said curve, thence continue, in a Northeasterly direction, a distance of 87.88 feet to the beginning of a curve to the left, said curve having a radius of 569.26 feet and a central angle of 21 degrees 00 minutes 40 seconds, thence along arc of said curve, in a Northeasterly direction, a distance of 208.76 feet to end of said curve, thence continue, in a Northeasterly direction, a distance of 284.0 feet to the beginning of a curve to the right, said curve having a radius of 188.93 feet and a central angle of 49 degrees 05 minutes 49 seconds, thence continue along arc of said curve, in a Northeasterly direction, a distance of 161.89 feet to end of said curve and the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 90 degrees, thence along arc of said curve, in a Southeasterly direction, a distance of 39.27 feet to end of said curve, being a point on the West Right of Way Line of Sunny Meadows Drive, thence continue, in a Southerly direction, along said West Right of Way Line, a distance of 513.0 feet to the beginning of a curve to the left, said curve having a radius of 416.50 feet and a central angle of 29 degrees 00 minutes 43 seconds, thence continue along arc of said curve, in a Southeasterly direction, a distance of 210.90 feet to end of said curve and the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 90 degrees, thence continue along arc of said curve, in a Southwesterly direction, a distance of 39.27 feet, being a point on the Northwesterly Right of Way Line of Shelby County Highway 14, thence continue along said Northwesterly Right of Way Line, in a Southwesterly direction, a distance of 1020.66 feet to the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 90 degrees, thence continue along arc of said curve, in a Northwesterly direction, a distance of 39.27 feet to end of said curve and the Point of Beginning.

Subject to:

1. Ad Valorem Taxes for 1984;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property; and,
3. Transmission Line Permit to Alabama Power company as shown by instrument recorded in Deed Book 139 page 128; Deed Book 134 page 514; Deed Book 173 page 192 and Deed Book 326 page 126 in Probate Office; and,
4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 216 page 155 in Probate Office.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 22 day of March, 1984.

SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank")

BY:

*Donald L. Furdy*

ITS: Senior Vice President

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STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald S. Lundy, whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, 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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 22 day of March, 1984.

*Clifford B. Gull*

Notary Public

My Commission Expires August 3, 1987

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 APR -3 AM 8:26

*Thomas J. ...*  
JUDGE OF PROBATE

*Deed TAX 75.50*  
*Rec 4.50*  
*Ind 1.00*  
*81.00*

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