

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

296

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100TH (\$10,000.00)-----DOLLARS,

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

SHELBY TULLY

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 30TH day of MARCH, 19 84

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary

By

ROY L. MARTIN

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED

a Notary Public in and for said County, in said State,

hereby certify that ROY L. MARTIN

whose name as THE President of ROY MARTIN CONSTRUCTION, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged on this day that, being informed of the contents of the conveyance, he, as such officer and witness, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30TH

MARCH, 19 84

AMY M. WILKINSON

ATTORNEY & COUNSELOR AT LAW

POST OFFICE BOX 37

PELHAM, ALABAMA 35124

FORM-22

Notary Public

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of Section 18, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

From the SW corner of the NE 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 2 West, run thence in a Westerly direction along the South line of the NW 1/4 of said SW 1/4 for a distance of 82.59 feet to a point; thence turn an angle of 91 deg. 38 min. 58 sec. to the right and run in a Northerly direction for a distance of 17.5 feet to a locally accepted corner which is purported to be the SW corner of the NE 1/4 of the SW 1/4; from the locally accepted iron pin thus found run thence in a Northerly direction for a distance of 32 feet along the locally accepted West line of the NE 1/4 of the SE 1/4 to the North right of way line of Shelby County Highway 72 and the point of beginning of the parcel herein described, said point also being on the Easterly boundary line of that certain property deeded to William M. Martin and Alice B. Martin by deed book 299, page 708; thence continue in a Northerly direction along the same course as before for a distance of 176.19 feet to an iron pin found; said point also being in the Southerly boundary line of that certain property conveyed to Charles C. Simmons and Magie P. Simmons by deed book 239, page 831; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a deed distance of 210.00 feet and a measured distance of 355 feet more or less to the center of Hog Pen Creek; thence run in a South-westerly direction along the meanderings of the centerline of said Hog Pen Creek for a distance of 225 feet more or less to the Northerly right of way line of said Highway 72; thence turn an angle to the right and run in a Westerly direction along the Northerly right of way line of said highway for a distance of 210 feet (deed) 225 feet (meas.) to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR -5 AM 8:56

F. Thomas W. Henderson, Jr.
JUDGE OF PROBATE

Deed TAX 10.00
Rec 3.00
Inst 1.00
14.00

