

This instrument was prepared by

(Name) First REAL ESTATE

This Form furnished by:

Sahaba 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 Six Thousand Five Hundred and No/100-----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 L. Martin & Charlotte J. Martin

(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:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Huntsville Principal Meridian, thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1027.40 feet; thence turn an angle of 74 degrees 17 minutes 48 seconds to the left and run a distance of 155.58 feet to a point of beginning; thence turn an angle of 105 degrees 41 minutes 29 seconds to the left and run a distance of 1070.52 feet to a point on the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25 and 150.00 feet South of Northeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence continue South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 80 feet; thence turn an angle of 87 degrees 39 minutes 07 seconds to the right and run in a Westerly direction 1052 feet to a point on the East side of an easement for ingress and egress; thence Northerly along said easement to the point of beginning; being situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.

\$6,500.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

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 8th
day of May, 19 85.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec 2:50 PM 1985 MAY 17 AM 9:17
Ind. 1:00
3:50
JUDGE OF PROBATE

Roy L. Martin

Charlotte J. Martin

General Acknowledgment

I, Undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Roy L. Martin & Charlotte J. Martin

whose name(s) signed to the foregoing conveyance, and who known to me acknowledged before me on this day,
that, being informed of the contents of the conveyance, executed the same on the 8th day of May, 19 85.

Given under my hand and official seal this 8th day of May, A.D. 19 85.

South Trust Bank
Form Ala. 30
P.O. 2554
Bim 35282

Carol Joyce Gancy
Notary Public

My Commission Expires 10-1-88