



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Courtney H. Mason, Jr.P. O. Box 360187(Address) Birmingham, Alabama 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTYThat in consideration of One Hundred Thirty Six Thousand Five Hundred and no/100th (\$136,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. Paul Yeager, a married man, David W. Yeager, a married man, James Austin Yeager, a married
man, and Patricia Ann Yeager Fuhrmeister, a married woman
 (herein referred to as grantors) do grant, bargain, sell and convey unto
Roy Martin Construction, Inc.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

ShelbyCounty, Alabama to-wit:

See attached Exhibit "A" for legal description

The sellers affirm that this property is not their homestead as defined by the
 Code of Alabama.

Subject to easements of record.

\$136,500.00 of the purchase price recited herein was paid from proceeds of mortgage
 loan closed simultaneously herewith.

BOOK 045 PAGE 522

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted
 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), thisday of October, 19 85

WITNESS:

W. Paul Yeager (SEAL)
W. Paul Yeager

(Seal)

David W. Yeager (Seal)
David W. Yeager, by W. Paul Yeager, his
Attorney in Fact

(Seal)

James Austin Yeager (Seal)
James Austin Yeager, by W. Paul Yeager, his
Attorney in Fact

(Seal)

Patricia Ann Yeager Fuhrmeister (Seal)
Patricia Ann Yeager Fuhrmeister, by
W. Paul Yeager, her Attorney in Fact

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that W. Paul Yeager, a married man
 whose name 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 has executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 14th day of October, A.D., 19 85South Trust BankCarol Spivey Yancy

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that W. Paul Yeager, whose name as Attorney in Fact for David W. Yeager, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 14th day of October, 1985.

Carol Joyce Yancy
NOTARY PUBLIC

My commission expires: 10-1-88

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that W. Paul Yeager, whose name as Attorney in Fact for James Austin Yeager, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 14th day of October, 1985.

Carol Joyce Yancy
NOTARY PUBLIC

My commission expires: 10-1-88

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that W. Paul Yeager, whose name as Attorney in Fact for Patricia Ann Yeager Fuhrmeister, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 14th day of October, 1985.

Carol Joyce Yancy
NOTARY PUBLIC

My commission expires: 10-1-88

EXHIBIT "A"

Parcel 1

A parcel of land located in the Southwest Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said Section 13; thence East along the South line of said Section a distance of 932.29 feet to a point; thence left 64 deg. 34 min. 37 sec. in a Northeasterly direction a distance of 630.62 feet to an iron being the point of beginning; thence continue along last described course a distance of 442.11 feet to an iron; thence left 57 deg. 03 min. 53 sec. in a Northwesterly direction a distance of 1.98 feet to a point on a curve to the left having a central angle of 8 deg. 48 min. 00 sec. and a radius of 1397.26 feet, also being on a proposed right of way of a road to be dedicated to public use; thence left and along said curve an arc distance of 214.61 feet to the point of tangent; thence along tangent in a Southwesterly direction a distance of 96.80 feet to the P. C. of a curve to the right having a central angle of 28 deg. 05 min. 56 sec. and a radius of 393.93 feet; thence along curve an arc distance of 194.66 feet to the P. T. of said curve; thence right 90 deg. 00 min. 00 sec. from tangent in a Northerly direction a distance of 5.00 feet to a point being on said proposed right of way; thence left 90 deg. 00 min. 00 sec. in an Easterly direction along said proposed right of way a distance of 149.46 feet to a point on the Easterly right of way of U. S. Highway #31; thence left 90 deg. 31 min. 09 sec. leaving said proposed right of way and along Easterly right of way of Highway #31 a distance of 103.22 feet to an iron; thence left 77 deg. 20 min. 58 sec. leaving said right of way a distance of 355.00 feet to the point of beginning.

Parcel 2

A parcel of land located in the Southwest Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said Section 13; thence East along the South line of said Section a distance of 932.29 feet to a point; thence left 64 deg. 34 min. 37 sec. in a Northeasterly direction a distance of 630.62 feet to an iron; thence continue along last described course a distance of 442.11 feet to an iron being the point of beginning; thence right 90 deg. 00 min. 00 sec. in a Southeasterly direction a distance of 330.42 feet to the centerline of a paved street known as Martin Street; thence left 82 deg. 41 min. 02 sec. along said centerline a distance of 193.09 feet to a point; thence left 2 deg. 48 min. 54 sec. along said centerline a distance of 143.52 feet to a point; thence right 5 deg. 40 min. 04 sec. along said centerline a distance of 112.67 feet to a point; thence left 83 deg. 34 min. 01 sec. leaving said centerline a distance of 67.34 feet to a point on a curve to the right having a central angle of 22 deg. 35 min. 00 sec. and a radius of 444.26 feet, being on the proposed Southerly right of way of a street to be dedicated to public use; thence left and along said curve an arc distance of 175.11 feet to the point of tangent; thence along tangent in a Southeasterly direction a distance of 240.93 feet to the P. C. of a curve to the left having a central angle of 6 deg. 15 min. 00 sec. and a radius of 1397.26 feet; thence along curve an arc distance of 152.41 feet to the P. T. of said curve; thence left 90 deg. 00 min. 00 sec. from said tangent leaving said proposed right of way a distance of 1.98 feet to the point of beginning.

All being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1985 OCT 21 AM 10:54

Thomas H. Anderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		—
Mineral Tax		
Recording Fee		7.50
Index Fee		3.00
TOTAL	\$	10.50

BOOK 045 PAGE 524