

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
SOMERSET VILLAGE PARTERSHIP
P.O. Box 9
Pelham, AL 35124

1332
CORPORATION FORM WARRANTY DEED

10,000.00

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 DOLLARS (\$1.00) to the undersigned GRANTOR, ROY MARTIN CONSTRUCTION, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
SOMERSET VILLAGE PARTNERSHIP, An Alabama Partnership

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

Part of the NE 1/4 of NE 1/4 of Section 28, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of the NE 1/4 of NE 1/4 of said Section 28, thence in an Easterly direction along the North boundary of said 1/4 1/4 Section 201.00 feet to the center line of an old county road; thence turning an angle of 94 deg. 05 min. to the right in a Southerly direction along the center line of said old county road 324.25 feet to the point of beginning of a tract of land herein described; thence turning an angle of 94 deg. 04 min. to the left in an Easterly direction 417.38 feet; thence turning an angle of 85 deg. 56 min. to the left in a Northerly direction 104.61 feet; thence turning an angle of 94 deg. 04 min. to the left in a Westerly direction 417.38 feet to the center line of said old county road; thence in a Southerly direction along the center line of said old county road 104.61 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 130 page 171; Deed Book 228 page 178 and Deed Book 234 page 421 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County by instrument recorded in Deed Book 213 page 126; Deed Book 271 page 744; Deed Book 154 page 518; Deed Book 156 page 53 and Deed Book 234 page 219 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 346; Deed Book 257 page 288 and Deed Book 179 page 438 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 43 page 315 and Deed Book 45 page 34 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, its successors 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, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 16th day of July, 1986.

✓ ROY MARTIN CONSTRUCTION, INC.

By: Roy Martin
Roy Martin, President

P.O. Box 9
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Martin whose name as President of Roy Martin Construction, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 16th day of July, 1986.



Carol Grace Yancy
Notary Public my Commission Expires 10-1-88

BOOK 081 PAGE 287

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

1986 JUL 17 AM 9:38

Thomas A. Stevenson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>10.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>16.00</u>