

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Denman Construction Co., Inc.  
(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) ----- 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 and JACK A. MCGUIRE, both married men

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DENMAN CONSTRUCTION CO., INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:  
A parcel of land in the South 1/2 of the North 1/2 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South section line 943.43 feet; thence turn left 65 deg. 37 min. 16 sec. and run Northeast 3280.35 feet to the point of beginning; thence continue last course 120.00 feet; thence turn right 65 deg. 49 min. 35 sec. and run East 322.80 feet to the Westerly right of way of Yeager Parkway; thence turn right 105 deg. 08 min. 53 sec. and run Southwest along said right of way 75.82 feet to the point of a clockwise curve having a delta angle of 06 deg. 56 min. 09 sec. and a radius of 651.97 feet; thence run along the arc of said curve 78.92 feet; thence turn right from the tangent of said curve 74 deg. 37 min. 28 sec. and run Westerly 329.20 feet to the point of beginning; being situated in Shelby County, Alabama.

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**SUBJECT TO:**

Public utility easements as shown by survey of Amos Cory, dated August 7, 1987, including a 7.5 foot easement on the West side.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 517; Deed Book 105 page 22; Deed Book 141 page 596 and Deed Book 170 page 290 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute their homesteads.

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 \_\_\_\_\_ day of September, 19 87

STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1987 SEP 15 AM 11:40 (Seal)

Roy L. Martin (Seal)  
Jack A. McGuire (Seal)  
Jack A. McGuire (Seal)

Thomas B. Snowden, Jr.  
JUDGE OF PROBATE  
STATE OF ALABAMA  
SHELBY County } General Acknowledgment

1. Deed Tax \$ 1500  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 1850  
Notary Public in and for said County,

I, the undersigned in said State, hereby certify that Roy L. Martin and Jack A. McGuire

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of September 19 87

Carol Joyce Hancock