

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

MAIL TAX NOTICE TO:
 ROY MARTIN CONSTRUCTION
 P. O. Box 9
 Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY-SEVEN THOUSAND NINE HUNDRED FOURTEEN AND NO/100 DOLLARS (\$27,914.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

GARY MEARES, an unmarried man and WILLIAM JOSEPH MEARES, a married man

(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 Southeast corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence North along the East line of said 1/4 1/4 for 403.94 feet to the Northerly right of way of Shelby County Highway 12; thence 116 deg. 26 min. 37 sec. left, run Southwesterly along right of way for 17.23 feet to the point of beginning; thence continue along said right of way for 350.00 feet; thence 112 deg. 46 min. 03 sec. right run Northerly for 1087.49 feet to a fence; thence 97 deg. 45 min. 20 sec. right, run East along said fence for 400.00 feet to the East line of said 1/4 1/4; thence 85 deg. 57 min. 01 sec. right, run South along said East line for 297.63 feet to a fence; thence 1 deg. 27 min. 47 sec. right, run along said fence for 603.78 feet to the point of beginning. AND ALSO: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run North along the East line of said 1/4 1/4 for 999.84 feet more or less to a fence and the point of beginning; thence continue last described course for 297.36 feet to a East West fence; thence 94 deg. 02 min. 59 sec. right run Easterly along last said fence for 8.0 feet more or less to a North-South fence; thence 87 deg. 29 min. 26 sec. right run Southerly along said fence a cord distance of 296.9 feet to the point of beginning. LESS AND EXCEPT: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run North along the East line of said 1/4 1/4 for 403.94 feet to the Northerly R/W of Shelby County Road #12 and the point of beginning; thence continue last described course for 595.9 feet more or less to a fence; thence 178 deg. 32 min. left run Southerly along said fence a cord distance of 603.78 feet more or less to the Northerly R/W of said road; thence 117 deg. 56 min. 11 sec. left run Northwesterly along said R/W for 17.23 feet to the point of beginning.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 69; Deed Book 126 page 151 and Deed Book 213 page 405 in Probate Office of Shelby County, Alabama.

Right of Way granted to Southern Natural Gas by instrument recorded in Deed Book 196 page 316 and Deed Book 141 page 35 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 210 page 710 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 347 in Probate Office of Shelby County, Alabama.

Agreement between Plantation Pipeline as shown by instrument recorded in Deed Book 173 page 460 in Probate Office of Shelby County, Alabama.

Subject to Southern Natural Gas Pipeline on East side of subject property as shown by survey of Thomas E. Simmons, dated July 9, 1987.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantor herein.

The Grantor owns other real property that does constitute homestead.

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 12th day of September, 1987.

Gary Meares (SEAL)
Gary Meares

William Joseph Meares (SEAL)
William Joseph Meares

STATE OF GEORGIA)

COUNTY OF Fayette)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM JOSEPH MEARES, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 1987.

(NOTARIAL SEAL)

Victoria J. Thiel
Notary Public

VICTORIA J. THIEL
Notary Public, Georgia, State at Large
My Commission Expires Nov. 26, 1991

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY MEARES, an unmarried 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 1987.

(NOTARIAL SEAL)

James D. Steele
Notary Public

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

1987 SEP 30 PM 1:01

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Fee	28.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	34.00