

1709

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:  
(Name) First Real Estate  
(Address) P.O. Box 9 Pelham, AL. 35124

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Thousand and No/100-----(\$ 60,000.00) 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, a married man and Jack A. McGuire, a married man  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dean Construction, Inc. Fontaine Construction, Inc. and William Halbrooks  
(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 East 1/4 of the SW 1/4 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 1787.69 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 1967.58 feet to the point of beginning; thence turn right 45 deg. 02 min. 02 sec. and run Northeast 178.61 feet thence turn right 71 deg. 07 min. 17 sec. and run Southeasterly 222.16 feet to a point on a counterclockwise curve on the Westerly right of way of Yeager Parkway, said curve having a delta angle of 03 deg. 02 min. 47 sec. and a radius of 2856.84 feet, thence turn right 86 deg. 23 min. 22 sec. from tangent and run Southwest along the arc of said curve 151.90 feet; thence continue tangent to said curve 17.84 feet; thence turn right 96 deg. 39 min. 25 sec. and run Northwest 295.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a parcel of land in the East 1/4 of the SW 1/4 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 411.97 feet; thence turn left 55 deg. 30 min. 58 sec. and run Northeast 2262.67 feet to the point of beginning; thence continue last course 30.74 feet to a manhole; thence turn right 10 deg. 33 min. 00 sec. and run Northeast 109.18 feet; thence turn right 71 deg. 07 min. 17 sec. and run Southeasterly 295.62 feet to a point on the Westerly right of way of Yeager Parkway; thence turn right 83 deg. 20 min. 35 sec. and run Southwest along said right of way 134.63 feet; thence turn right 96 deg. 39 min. 25 sec. and run Northeast 351.01 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to existing easements, restrictions, rights of way, set-back lines, limitations, if any, of record. This property is not Homestead Property as defined by the Code of Alabama.

**TO HAVE AND TO HOLD** To the said GRANTEE, his, her or their heirs and assigns forever

60,000 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.  
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 19th day of October, 19 87

165 PAGE 28  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
87 DEC 28 PM 5:13  
Thomas A. Saunders, Jr.  
JUDGE OF PROBATE  
STATE OF ALABAMA  
Shelby County } General Acknowledgment

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

Recd 250  
Ind 200  
450

I, Undersigned a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man and Jack A. McGuire, a married man whose name(s) are signed to the foregoing conveyance, and who are 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 21st day of October, 19 87

South Trust Coral Joyce Yancy  
Notary Public