

1791

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 Thirty Thousand and No/100ths (\$30,000.00)-----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

Strain Construction, 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 East 1/2 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 1914.06 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 2093.80 feet to the point of beginning; thence turn right 45 deg. 02 min. 02 sec. and run Northeast 24.00 feet to a manhole; thence turn left 25 deg. 13 min. 06 sec. and run Northeast 180.39 feet; thence turn right 97 deg. 59 min. 00 sec. and run Southeasterly 227.11 feet to a point on a counter-clockwise curve on the Westerly right of way of Yeager Parkway, said curve having a delta angle of 00 deg. 34 min. 35 sec. and a radius of 4582.00 feet; thence turn right 87 deg. 08 min. 55 sec. from tangent and run Southwest along the arc of said curve 46.32 feet; thence continue along said right of way tangent to said curve 58.39 feet to the point of a counter-clockwise curve having a delta angle of 01 deg. 49 min. 25 sec. and a radius of 2856.84 feet; thence run along the arc of said curve 90.93 feet; thence turn right 93 deg. 36 min. 38 sec. from tangent of said curve and run Northwest 222.16 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. \$30,000.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

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 11th day of January, 19 88

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
88 JAN 28 AM 11:01 (Seal)

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

Thomas P. Saunders, Jr.
STATE OF ALABAMA OF PROBATE
Shelby County } General Acknowledgment

Fee 2.50
And 1.00
3.50

I, the 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 ~~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 11th day of January 19 88

SouthTrust Bank
of Alabama, N.A.

Carol Anne Hance

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