

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

MAIL TAX NOTICE TO:  
 Market Consultants, Inc.

P.O. Box 967  
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) 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

MARKET CONSULTANTS, INC.

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

BOOK 170 PAGE 135  
 A parcel of land situated part in the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 16, and go South 89 deg. 34 min. 35 sec. West along the South boundary of said 1/4 1/4 Section for 1590.83 feet to the point of beginning, being the center of Beaver Dam Creek; thence continue along previous course for 409.30 feet to a point on a curve to the right on the Easterly boundary of Shelby County Highway No. 17, said curve having a central angle of 17 deg. 15 min. and a radius of 1067.59 feet; thence Northerly along said curve for 321.42 feet to the point of tangent; thence North 19 deg. 39 min. East along said boundary 155.89 feet to the beginning of a curve to the left having a central angle of 12 deg. 56 min. and a radius of 1697.09 feet; thence Northerly along said curve for 379.02 feet to the point of tangent; thence North 06 deg. 43 min. along said boundary for 256.25 feet to the beginning of a curve to the right, having a central angle of 87 deg. 12 min. 45 sec. and a radius of 25.00 feet; thence Northerly along said curve for 38.05 feet to the South boundary of Big Oak Drive; thence South 86 deg. 04 min. 15 sec. East along said boundary for 102.09 feet to the center of Beaver Dam Creek; thence along said center line of creek as follows: go South 18 deg. 22 min. 39 sec. East for 66.93 feet; thence South 04 deg. 56 min. 24 sec. East for 353.10 feet; thence South 13 deg. 29 min. 45 sec. East for 51.42 feet; thence South 07 deg. 21 min. West for 82.76 feet; thence South 00 deg. 38 min. East for 476.97 feet to a point on the East bank of said creek; thence South 05 deg. 41 min. East for 71.71 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 142 page 45; Deed Book 119 page 456; Deed Book 105 page 252 and Deed Book 102 page 256 in Probate Office of Shelby County, Alabama.

Right of Way granted to City of Alabaster by instrument recorded in Real 46 page 167 in Probate Office of Shelby County, Alabama.

Rights of riparian owners in and to the use of said Beaver Dam Creek.  
 Mineral and mining rights if not owned by Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs 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 3rd day of February, 1988.

ROY MARTIN CONSTRUCTION, INC.

BY: Roy L. Martin  
Roy L. Martin, President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. 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 3rd day of February, 1988.

(NOTARIAL SEAL)

[Signature]  
Notary Public

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

88 FEB -5 AM 9:24

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>35.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>41.00</u>

BOOK 170 PAGE 136