

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Dollars (\$15,000.00) to the undersigned grantor, Nichols & Hill Construction Company, Inc., a corporation, (hereinafter referred to as grantor) in hand paid by the grantee herein, Roy Martin Construction, Inc., the receipt whereof is acknowledged, the said Nichols & Hill Construction Company, Inc., does by these presents, grant, bargain, sell, and convey unto Roy Martin Construction, Inc., (hereinafter referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of Section 13, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of Lot 1 of A Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35; thence run South along the East line of said Lot 1 a distance of 35.44 feet to a point on the Northwest right-of-way of Yeager Parkway (70 foot right of way), said point being on a clockwise curve having a delta angle of 09 deg. 51 min. 44 sec. and a radius of 1467.26 feet; thence turn left 152 deg. 20 min. 26 sec. to tangent and run Northeast along the arc of said curve 252.56 feet to the point of a counterclockwise curve having a delta angle of 128 deg. 31 min. 18 sec. and a radius of 19.40 feet; thence run along the arc of said curve 43.52 feet; thence continue West along the South right-of-way of Laurel Court (50 foot right-of-way) as shown on the map of Laurel Cliffs, First Addition as recorded in Map Book 12, Page 95, in the Office of the Judge of Probate a distance of 120.15 feet; thence turn left 89 deg. 00 min. 00 sec. and run South along the East lines of Lots 9 through 2 of a Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35, a distance of 207.00 feet to the point of beginning. According to survey of Amos Cory, Reg. No. 10550, dated October 19, 1988.

Said conveyance is subject to all rights-of-way, easements, or other encumbrances which are a matter of public record as of this date.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And said Nichols & Hill Construction Company, Inc., does for itself, its successors and assigns, covenant with said Roy Martin Construction, Inc., heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Roy Martin Construction, Inc., heirs, executors and assigns forever, against the lawful claims of all persons.

Roy Jackson

IN WITNESS WHEREOF, the said Nichols & Hill Construction Company, Inc., by its President, William D. Nichols, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15<sup>th</sup> day of March, 1989.

ATTEST:

Secretary

By: William D. Nichols  
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Michelle R. Whatley, a Notary Public in and for said County, in said State, hereby certify that William D. Nichols whose name as President of Nichols & Hill Construction Company, 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.

Given under my hand and official seal, this the 15<sup>th</sup> day of March, 1989.

Michelle R. Whatley  
Notary Public

GRANTOR'S ADDRESS:  
Nichols & Hill Construction Co., Inc.  
P. O. Box 606  
Pelham, AL 35124

GRANTEE'S ADDRESS:  
Roy Martin Construction Co., Inc.  
P. O. Box 9  
Pelham, AL 351224

This document was prepared by:  
Ronald E. Jackson  
Attorney at Law  
P. O. Box 66  
Pelham, AL 35124

1. Good Tax \$ 1500  
2. Mit Tax 500  
3. Recording Fee 100  
4. Indexing Fee 2100  
TOTAL

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 MAR 17 AM 9:14  
JUDGE OF PROBATE