

This instrument was prepared by

Send Tax Notice to:

(Name) James J. Odom, Jr.
(Address) 201-F Yeager Parkway
Pelham, AL 35124

Allen F. Riha
441-C Indian Crest Drive
Helena, AL, 35080

326

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 42500.00)

FORTY TWO THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS

to the undersigned grantor, a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
Roy Martin Construction, Inc.

the said corporation, (herein referred to as GRANTORS) does grant, bargain, sell and convey unto
Allen F. Riha

(herein referred to as GRANTEES) the following described real estate situated in
Shelby County, Alabama to wit:

A parcel of land in the East half 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 Northwest 351.01 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Public utility easements as shown by recorded plat, including a 7.5 foot across the rear of lot; (3) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290; (4) Mineral and mining rights.

Roy Martin Construction, Inc. is one and the same entity as Roy L. Martin Construction, Inc., the grantee in that certain deed recorded in Book 222, at Page 498.

TO HAVE AND TO HOLD Unto the said grantee(s) his, her, their heirs and assigns, forever.

And GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their 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 GRANTEES, their heirs, executors 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, has hereunder set its signature and seal, this 4th day of April, 1989.
Roy Martin Construction, Inc.

ATTEST:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS Secretary
INSTRUMENT WAS FILED

By: Roy L. Martin (Seal)
Roy L. Martin
President

89 APR -6 AM 10:33

STATE OF ALABAMA JUDGE OF PROBATE
COUNTY OF SHELBY

I, the undersigned authority, 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.

Given under my hand and official seal this 4th day of April A.D., 1989.
My commission expires: May 23, 1991

Notary Public James J. Odom, Jr.

1. Gov. Tax \$42.50
2. Mfg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 46.00

James J. Odom, Jr.
P.O. Box 11244