

This instrument was prepared by

(Name) M. Theresa Kirby, Attorney at Law

(Address) 1025 Montgomery Highway, Suite 111
Birmingham, AL 35216

Send Tax Notice To: Roy Martin

name
853 Hwy. 35

address
Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND FIVE HUNDRED & NO/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ELIZABETH BAKER, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ROY MARTIN

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

SEE ATTACHED EXHIBIT "A"

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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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 16th day of November, 19 89.

(Seal)

Elizabeth Baker
ELIZABETH BAKER

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH BAKER, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, A. D., 19 89

Mary Theresa Kirby
Notary Public

EXHIBIT "A"

PARCEL I

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run southeast 1250.25 feet to a point on the North bank of Buck Creek and the point of beginning; thence turn left 100 deg. 50 min. 53 sec. and run North 269.45 feet to the South side of a 20 foot paved alley; thence turn right 90 deg. 00 min. 00 sec. and run East along said alley 278.15 feet to a point on the West right of way of Alabama Highway No. 261; thence turn right 97 deg. 03 min. 04 sec. and run South along said right of way 317.68 feet to the North bank of Buck Creek; thence run West along the North side of said creek 243.50 feet, more or less, to the point of beginning.

Subject to:

- (1) Current year's property taxes;
- (2) Easements, covenants, conditions, restrictions and rights of way of record;
- (3) Riparian rights.

PARCEL II

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said Section 15, thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run southwest 1187.83 feet to a point on the North bank of Buck Creek and the point of beginning; thence turn left 101 deg. 17 min. 55 sec. and run North 257.71 feet to the South side of a 20 foot alley; thence turn right 90 deg. 27 min. 2 sec. and run East along said alley 63.34 feet; thence turn right 90 deg. 0 min. 0 sec. and run South 269.45 feet to a point on the North bank of Buck Creek; thence turn right 100 deg. 50 min. 53 sec. and run northwest along the North side of said creek 62.42 feet, more or less, to the point of beginning.

Subject to:

- (1) Current year's property taxes;
- (2) Easements, covenants, conditions, restrictions and rights of way of record;
- (3) Riparian rights.

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

89 NOV 17 AM 10:49

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 12.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 3.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 21.50

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