

7110,000

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: James J. Odom, Jr.

97

Roy L. Martin

ADDRESS: Post Office Box 11244  
Birmingham, AL 35202

Post Office Box 9

Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN & 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,

Roy L. Martin, Ferrell Wood and Bernard Cohen

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

Southern Landmark Development, Inc.

(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 for legal description.

BOOK 316 PAGE 606

Subject to: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 197, Page 371; Deed Book 101, Page 514; Deed Book 170, Page 264 and Deed Book 141, Page 169 in Probate Office; Right-of-Way granted to Shelby County by instrument recorded in Deed Book 102, Page 515 in Probate Office; Mineral and mining rights are not insured; Agreement between United States Pipe and Foundry Company and Alabama Power Company as shown by instrument as set out in Deed Book 264, Page 28; Easement as reserved by John Lee in Deed Book 192, Page 54 in Probate Office.

No part of the property herein constitutes the homestead of any of the grantors.

\$ 110,000.00 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 the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 21st day of August, 1990.

(Seal)  
(Seal)  
(Seal)

Roy L. Martin (Seal)  
Ferrell Wood (Seal)  
Bernard Cohen (Seal)

✓ Southtrust Bank

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, Ferrell Wood and Bernard Cohen whose name s are signed to the foregoing conveyance, and who are 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 21st day of August, 1990 A. D.

FM 1 ATC-2 MY COMMISSION EXPIRES MARCH 16, 1991

Martha Hayes  
Notary Public.

A tract of land situated in the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 3 West; thence West along the South line of said 1/4 1/4, 322.13 feet; thence 121 deg. 15 min. 55 sec. right and run for 321.74 feet to the point of beginning; thence continue along said course for 125.43 feet to a point; thence turn an angle to the right of 85 deg. 16 min. 00 sec. and run for 405.57 feet to a point on the Westerly Right of Way of U. S. Highway No. 31; thence turn an angle to the right of 90 deg. 00 min. and run Southerly along the Westerly Right of Way of U. S. Highway No. 31 for 125.00 feet to a point; thence turn an angle to the right of 90 deg. 00 min. and run 415.92 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 316 PAGE 607

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

90 NOV -2 AM 9:00

JUDGE OF PROBATE

NOTARY P.D.

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