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PREPARED BY:

James J. Odom, Jr.  
P. O. Box 11244  
Birmingham, AL 35202

SEND TAX NOTICE TO:

Jen F. Wang  
806 Wilshire Lane  
Papillion, Nebraska 68128

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of Fifty-two Thousand Five Hundred and No/100 (\$52,500.00) and other good and valuable consideration, to the undersigned Roy Martin Construction, Inc., a corporation ("Grantor"), in hand paid by Jen F. Wang, Chou R. Wang, and Ming R. Wang ("Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

Part of the West 1/2 of the NW 1/4 of Section 20, Township 20 South, Range 2 West, being more particularly described as follows: Commence at the SW corner of the NW 1/4 of Section 20, and run north along the Section line 1316.10 feet; thence turn 66 degrees 22 minutes 52 seconds right and run Northeasterly 891.87 feet to the point of beginning; thence continue along last described course 502.00 feet; thence turn 113 degrees 48 minutes 56 seconds right and run Southerly 906.98 feet to a point on the Northwesterly right of way of Shelby County Highway No. 11; thence turn 59 degrees 23 minutes 55 seconds right and run Southwesterly along said right of way 153.30 feet to the beginning of a curve to the left, said curve having a radius of 4,976.0 feet and a central angle of 1 degree 16 minutes; thence run Southwesterly along said right of way 110.20 feet; thence turn 106 degrees 20 minutes 17 seconds right from the tangent to said curve and run Northwesterly 871.15 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Non-exclusive Easement for ingress and egress granted to Deer Springs Estates, Inc. recorded in Book 346, at Page 485; (3) Possibility that easement outstanding by virtue of that instrument recorded in Book 319, at Page 732, now owned by Jui-Ling Wang and Jen F. Wang, cuts across the Southeast corner.

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TO HAVE AND TO HOLD, to the said Jen F. Wang, Chou R. Wang, and Ming R. Wang, their heirs and assigns forever.

And said Roy Martin Construction, Inc. does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, except as shown above, that it has a good right to sell and convey the Property as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the Property to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Roy Martin Construction, Inc., by its President, Roy L. Martin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6<sup>th</sup> day of June, 1991.

WITNESS:

ROY MARTIN CONSTRUCTION, INC.

Linn S. Cartell

By Roy L. Martin  
Roy L. Martin  
As its President

STATE OF ALABAMA, SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT WAS FILED

91 JUN 27 AM 9:51

JUDGE OF PROBATE

STATE OF ALABAMA )

COUNTY OF SHELBY )

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.

Given under my hand and official seal, this the 6<sup>th</sup> day of June, 1991.

Linn S. Cartell  
Notary Public

My commission expires: 6-21-93

1. Seal Fee	_____	52.50
2. Notary Fee	_____	5.00
3. Recording Fee	_____	5.00
4. Lending Fee	_____	1.00
5. No Fee Fee	_____	1.00
6. Certified Fee	_____	1.00
Total	_____	67.50