

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY ONE THOUSAND TWO HUNDRED FIFTY & NO/100----
(\$61,250.00) DOLLARS to the undersigned grantor, Birmingham Realty Company, an
Alabama corporation, (herein referred to as the GRANTOR), in hand paid by the
GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does
by these presents, grant, bargain, sell and convey unto Roy Martin Construction
Company, Inc. (herein referred to as GRANTEE, whether one or more), the following
described real estate, situated in Shelby County, Alabama:

A part of Lot 7, Oak Mountain Commerce Place, as recorded in Map Book 18, Page
58, in the Office of the Judge of Probate in Shelby County, Alabama, being
located in the NW 1/4 of Section 6, Township 20 South, Range 2 West, more
particularly described as follows:

Commence at the NE corner of Section 1, Township 19 South, Range 3 West, said
point also being the NW corner of Section 6, Township 20 South, Range 2 West,
and lying on the Westerly line of said Lot 7; thence in a Southerly direction
along the Westerly line of said Lot 7 and said Section 6, a distance of 318.16
feet to the point of beginning; thence continue along last described course a
distance of 175.00 feet; thence 90 degrees left in an Easterly direction a
distance of 171.64 feet to the Westerly right of way line of Commerce Court;
thence 90 degrees left in a Northerly direction along said right of way line a
distance of 175.00 feet; thence 90 degrees left in a Westerly direction 171.64
feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 1994 and subsequent years.
(2) Restrictions, covenants and conditions as set out in instrument recorded
as Instrument No. 1994-16542 in said Probate Office. (3) Transmission Line
Permit to Alabama Power Company as shown by instrument recorded as Instrument
No. 1994-3243 in said Probate Office.

GRANTEES' ADDRESS: Commerce Court Pelham, Alabama 35124

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee
simple of said premises; that they are free from all encumbrances, 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 GRANTEE,
his, her or their heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Russell M. Cunningham, III,
who is authorized to execute this conveyance, hereto set its signature and seal,
this the 18th day of July, 1994.

Birmingham Realty Company, an Alabama
By: 
Russell M. Cunningham, III, President

Inst # 1994-22718

07/19/1994-22718
11:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 72.50

Inst # 1994-22718

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Russell M. Cunningham, III whose name as the President of Birmingham Realty Company,, 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 18th~~ day of July, 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

Inst # 1994-22718

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