

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 ONE HUNDRED SIXTY EIGHT THOUSAND & NO/100---- (\$168,000.00) DOLLARS to the undersigned grantor, Roy Martin Construction, Inc. a 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 Birmingham Realty Company, an Alabama Corporation (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

A parcel of land in the South 1/2 of the North 1/2 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 979.82 feet; thence turn left 66 degrees 15 minutes 04 seconds and run northeast 2665.28 feet to the point of beginning; thence turn right 96 degrees 05 minutes 00 seconds and run southeast 242.31 feet to a point on a curve on the westerly right of way of Yeager Parkway; thence turn right 87 degrees 07 minutes 29 seconds to the tangent of a counter-clockwise curve having a delta angle of 01 degree 15 minutes 31 seconds and a radius of 4582.00 feet and run along the arc of said curve 100.65 feet; thence turn right 92 degrees 06 minutes 01 seconds from tangent and run northeast 232.93 feet; thence turn right 82 degrees 01 minutes 00 seconds and run northeast 59.39 feet; thence turn right 03 degrees 56 minutes 00 seconds and run northeast 50.51 feet to the point of beginning; being situated in Shelby County, Alabama.


Subject to: (1) Taxes for the year 1994 and subsequent years.  
(2) Public easements as shown by recorded plat, including 7.5 feet on the Northwestern side as shown on survey by Amos Cory dated February 12, 1988.  
(3) Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed 101, Page 517; Deed 105, Page 22; Deed 141, Page 596, and Deed 170, Page 290, in said Probate Office.

GRANTEES' ADDRESS: 983 Yeager Parkway 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, Roy L. Martin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of July, 1994.

Roy Martin Construction, Inc.  
By:   
Roy L. Martin, President

Inst # 1994-22720

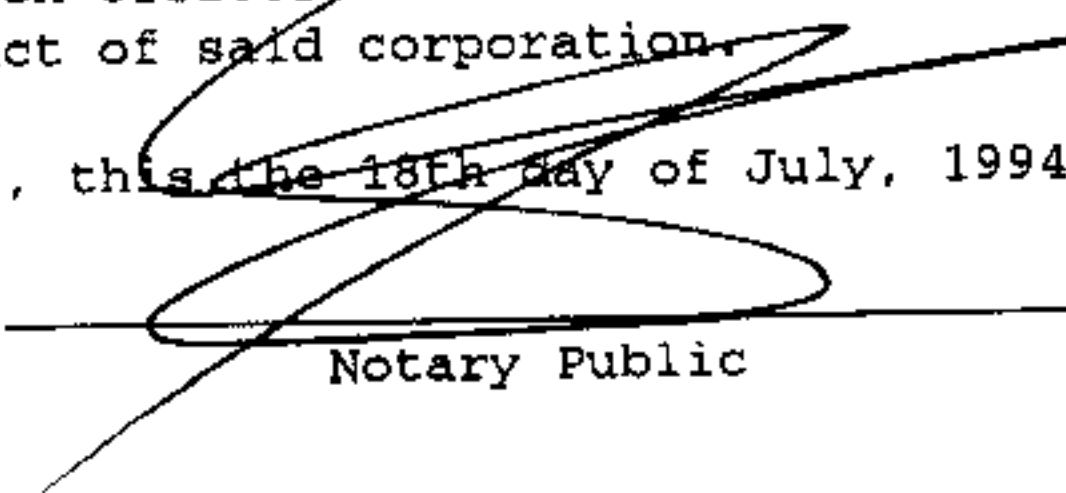
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12:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 179.00

Inst # 1994-22720

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 Roy L. Martin whose name as the 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 18th~~ day of July, 1994

  
Notary Public

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

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