

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Roy Martin Construction, Inc.
Post Office Box 9
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00) and other good and valuable consideration, to the undersigned grantors, Douglas H. Ballard, Sr. and wife, Betty Ballard, in hand paid by Roy Martin Construction, Inc., the receipt whereof is hereby acknowledged, the said Douglas H. Ballard, Sr. and wife, Betty Ballard (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Roy Martin Construction, Inc. (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the East 1/2 of the NW 1/4 of Section 27, Township 21 South, Range 3 West, Shelby County, Alabama described as follows: Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 27, Township 21 South, Range 3 West, and run east along the north line thereof 2063.64 feet; thence 88 deg. 18 min. 26 sec. right and run southerly 2629.55 feet; thence 92 deg. 01 min. 55 sec. right and run west 2051.29 feet to the Southwest corner of the SE 1/4 of the NW 1/4 of said Section 27; thence 87 deg. 43 min. 31 sec. right and run north along the west line of said 1/4 1/4 section line 1310.63 feet to the Northwest corner of said 1/4 1/4 section; thence 0 deg. 04 min. 21 sec. left and run north 1307.17 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121, at Page 191, in the Probate Office; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 122, at Page 333, Deed 325, at Page 546 and Real 45, at Page 210 in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

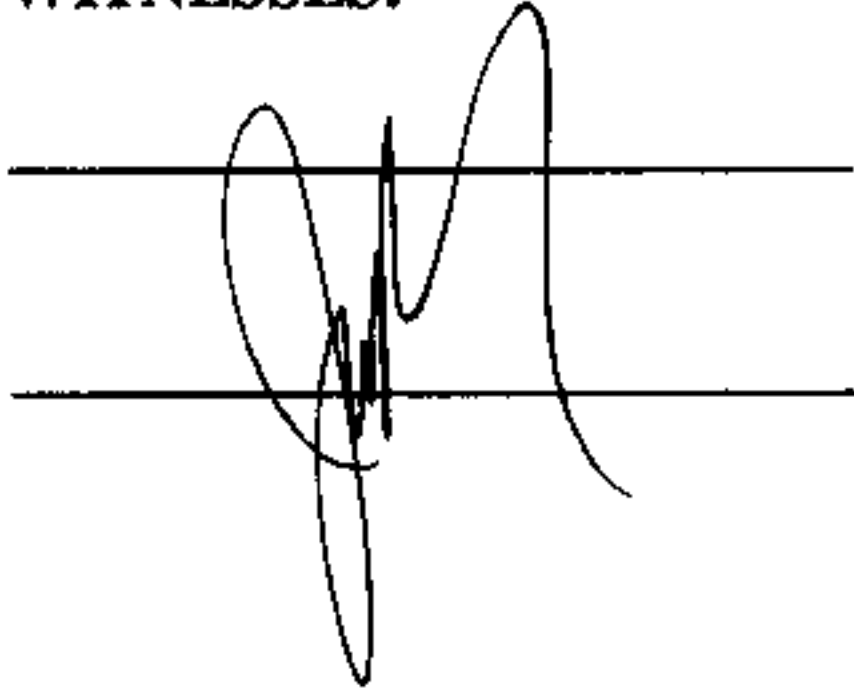
Inst # 1994-22979

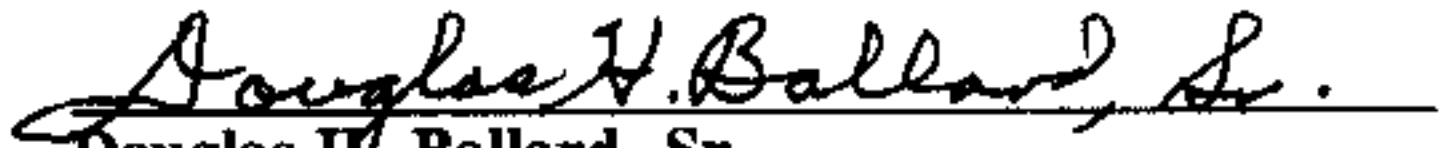

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 311.00

Inst # 1994-22979

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the
20th day of July, 1994.

WITNESSES:



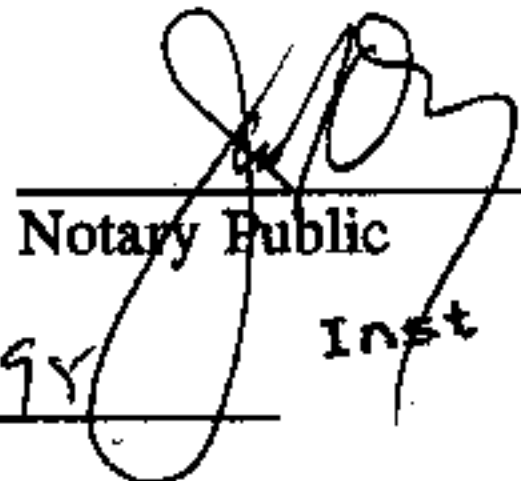

Douglas H. Ballard, Sr.

Betty Ballard

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas H. Ballard, Sr. and wife, Betty Ballard, whose names 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 seal this 20th day of July, 1994.


Notary Public
Inst # 1994-22979

My Commission Expires: 25 July 98

07/21/1994-22979
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 311.00