

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 FIFTY SEVEN THOUSAND NINE HUNDRED & NO/100----
(\$57,900.00) DOLLARS to the undersigned grantor, J.D. Scott Construction Co., 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 Roy L. Martin, a married man
(herein referred to as GRANTEE, whether one or more), the following described real
estate, situated in Shelby County, Alabama:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

GRANTEES' ADDRESS: P.O. Box 9, 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, J.D. Scott, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
27th day of July, 1994.

J.D. Scott Construction Co., Inc
By: J.D. Scott
J.D. Scott, President

Inst # 1994-23749
07/29/1994-23749
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 69.00

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 J.D. Scott whose name as the President of J.D. Scott
Construction Co., 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 27th day of July, 1994

Courtney H. Mason, Jr.
Notary Public

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

Inst # 1994-23749

Exhibit "A"

A parcel of land containing 9.65 acres, more or less, in the S.E.1/4 of the S.W.1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said 1/4-1/4 section,
Thence run North along the East 1/4-1/4 line 365.09 feet to the southwest line of a 100 foot Alabama Power Company right-of-way and the point of beginning;

Thence continue last course 427.99 feet,
Thence turn left 91 deg. 13 min. 11 sec. and run West 941.05 feet to the Southeast right-of-way of Interstate Highway #65,

Thence turn left 59 deg. 29 min. 52 sec and run Southwest 458.45 feet along said right-of-way to the south line of said Alabama Power Company 100 foot right-of-way,

Thence turn left 120 deg. 59 min. 40 sec. and run East 1148.43 feet along the South line of said Power Company right-of-way,

Thence turn right 31 deg. 54 min. 38 sec. and run Southeast 77.74 feet along the South-west line of said Power Company right-of-way to the point of beginning.

LESS AND EXCEPT THE East 60 feet of the above described property which is reserved as a non-exclusive right-of-way for ingress, egress and utilities.

(NOTE: The South 100 feet of the above described property is an Alabama Power Company right-of-way and contains 2.73 acres.)

ALSO: A Non-exclusive easement for ingress, egress and utilities, 60 feet wide, described as follows:

Commence at the Southeast corner of the S.E.1/4 of the S.W.1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama:

Thence run North along the East 1/4-1/4 line 256.29 feet to the point of beginning:

Thence continue last course 108.80 feet to the Southwest side of a 100 foot Alabama Power Company right-of-way,

Thence turn left 52 deg. 54 min. 24 sec. and run Northwest along said right-of-way 77.74 feet,

Thence turn left 127 deg. 05 min. 36 sec. and run South 245.08 feet to the Northwest right-of-way of Shelby County Highway #35,

Thence turn left 145 deg. 14 min. 04 sec. and run Northeast 108.83 feet to

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