

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 FORTY THOUSAND & NO/100---- (\$40,000.00) 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 John E. Watkins (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Beginning at the Southwest corner of Lot 13, of Park Place, as recorded in Map Book 15, page 47, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence Southerly along the East line of Warrior Drive a distance of 160.99 feet to a point on the North margin of Shelby County Highway No. 26 (aka Kent Dairy Road); thence turn 89 deg. 28 min. 58 sec. left and run Easterly along said margin of said Highway No. 26 a distance of 159.47 feet to a point; thence turn 92 deg. 33 min. 33 sec. left and run Northerly a distance of 155.74 feet to a point; thence turn 90 deg. 24 min. 25 sec. left and run Westerly a distance of 46.07 feet to a point; thence turn 92 deg. 28 min. 54 sec. right and run Northerly a distance of 7.76 feet to a point marking the southeast corner of same said Lot 13 of same said Park Place subdivision; thence turn 89 deg. 30 min. 02 sec. left and run Westerly a distance of 108.00 feet to the point of beginning; being situated in Shelby County, Alabama. Also being known as Lot 1, Park Place Commercial Lots.

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

GRANTEES' ADDRESS: 3377 Cahaba River Estates, Birmingham, Alabama 35244.

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 28th day of November, 1994.

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

12/01/1994-35359  
09:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 48.50

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 28th day of November, 1994

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

Courtney H. Mason, Jr.  
Notary Public

Inst # 1994-35359