

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND & NO/100----
(\$125,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we F. Phillips
Oldham and wife, Lisa B. Oldham (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Roy Martin Construction, Inc. (herein
referred to as grantee, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to-wit:

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: PO BOX 9, Pelham, Alabama 35124
TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, his, her or their heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that they are
free from all encumbrances, unless otherwise stated above; that I (we) have a good
right to sell and convey the same as aforesaid; that I (we) will, and my (our)
heirs, executors and administrators shall warrant and defend the same to the said
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of
March, 1995.


F. Phillips Oldham (SEAL)

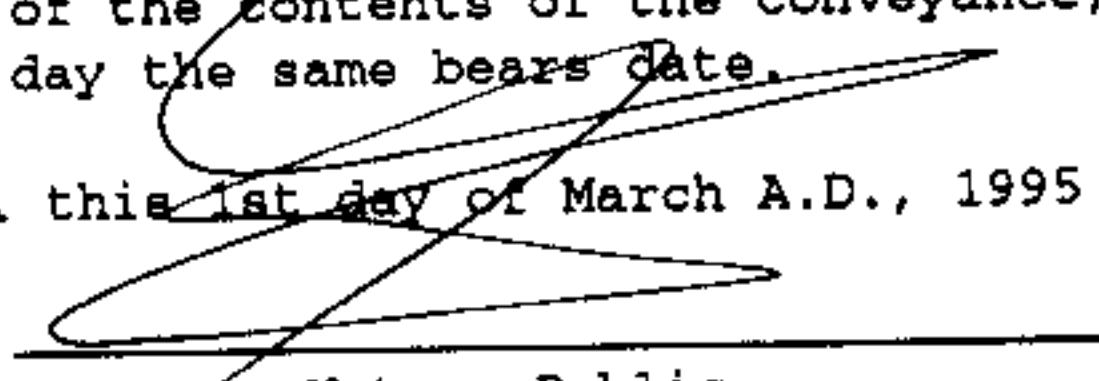

Lisa B. Oldham (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that F. Phillips Oldham and wife, Lisa B. Oldham 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 official seal this 1st day of March A.D., 1995


Notary Public

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

Inst # 1995-05576

03/03/1995-05576
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 136.00

Inst # 1995-05576

EXHIBIT "A"

Part of the SW 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows:
Commence at the Southeast corner of said 1/4 1/4 section; thence run West along the South line of same for 435.55 feet (record 435.80 feet) to the point of beginning; thence 83 deg. 25 min. 31 sec. right (Record 83 deg. 30 min. 00 sec. right) and run Northeasterly for 82.34 feet (record 82.3 feet); thence 76 deg. 15 min. 00 sec. right and run Northeasterly for 327.90 feet (record 318.0 feet) to a point on the Westerly right of way line of Shelby County Highway 275; thence 74 deg. 38 min. 49 sec. right (record 72 deg. 35 min. 00 sec. right) and run Southeasterly along said right of way line of for 149.69 feet; thence 90 deg. 00 min. 00 sec. right and run Southwesterly for 10.00 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly along said right of way line for 84.10 feet to a point on the South line of said 1/4 1/4 Section; thence 125 deg. 40 min. 40 sec. right and run West along said 1/4 1/4 Section line for 426.25 feet to the point of beginning; being situated in Shelby County, Alabama.

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