

Cahaba Title, Inc.

Eastern Office (205) 833-1571 FAX 833-1577
 Riverchase Office (205) 988-5600 FAX 988-5905

This instrument was prepared by
 (Name) Roy L. Martin
 (Address) P.O. Box 9
Pelham, Al. 35124

Send Tax Notice to:
 (Name) J. Scott Homes, Inc.
 (Address) 124 Indian Landing Rd.
Pelham, Al. 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five hundred dollars and other good & valuable DOLLAR considerations
 to the undersigned grantor, Roy Martin Construction, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

J. Scott Homes, Inc.
 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; thence in a Northerly direction along the West line of said 1/4-1/4 section a distance of 374.09'; thence right 90deg-33'-30" and run in an Easterly direction a distance of 510.43'; thence right 90deg-00'-00" and run in a Southerly direction a distance of 40.00' to a point on the southerly right-of-way line of Shelby County Highway No. 52; thence left 88deg-40'-32" (meas.), 90deg-00'-00" (deed), along said right-of-way line a distance of 120.03' to the POINT OF BEGINNING; thence continue along the last described course a distance of 110.66'; thence right 88deg-28'54" (meas.), 90deg-00'-00" (deed), and leaving said right-of-way line a distance of 209.98'; thence right 90deg-03'-29" (meas.), 90deg-00'-00" (deed), a distance of 111.34' to the southeasterly corner of Lot 4 of Cedar Knoll, as recorded in Map Book 19, Page 18, in the Office of the Judge of Probate, Shelby County, Alabama; thence right 90deg-08'-09" along the easterly boundary of Lots 4, 3, 2, and 1 of said subdivision a distance of 212.80' to the Point of Beginning. Said parcel contains 0.54 acres, more or less.

ALSO a 7.5' sanitary sewer easement being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; thence in a Northerly direction along the West line of said 1/4-1/4 section a distance of 374.09'; thence right 90deg-33'-30" and run in an Easterly direction a distance of 510.43'; thence right 90deg-00'-00" and run in a Southerly direction a distance of 40.00' to a point on the southerly right-of-way line of Shelby County Highway No. 52; thence left 88deg-40'-32" (meas.), 90deg-00'-00" (deed), along said right-of-way line a distance of 230.69' (meas.), 231.35' (deed); thence right 88deg-28'54" (meas.), 90deg-00'-00" (deed), and leaving said right-of-way line a distance of 209.98' to the POINT OF BEGINNING of the left boundary of a 7.5' sanitary sewer easement, said easement lying 7.5' to the right of and parallel to said boundary; thence right 90deg-03'-29" (meas.), 90deg-00'-00" (deed), along said left boundary a distance of 111.34' to the southeasterly corner of Lot 4 of Cedar Knoll, as recorded in Map Book 19, Page 18, in the Office of the Judge of Probate, Shelby County, Alabama; thence right 90deg-08'-09" along said left boundary and the easterly boundary of Lots 4, 3, and 2 of said subdivision a distance of 150.00' to the end of said easement.

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, that it 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, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 5th day of October, 1995

ATTEST

Roy Martin Construction, Inc.

By

President

Secretary

STATE OF ALABAMA }
Shelby County }

I Brenda H. Clayton 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 5th day of October, 1995

Cahaba

Brenda H. Clayton
 Notary Public

MY COMMISSION EXPIRES APRIL 27, 1997

Inst # 1995-29513

10/17/1995-29513
 08:55 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.00