

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

SEND TAX NOTICE TO:
Roy Martin Construction, Inc.
P. O. Box 9
Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixty-five Thousand and No/100 Dollars (\$65,000.00) and other good and valuable consideration, to the undersigned grantor, Jack McGuire Excavating Company, Inc., a corporation, in hand paid by Roy Martin Construction, Inc., the receipt whereof is hereby acknowledged, the said Jack McGuire Excavating Company, Inc. (referred to herein as "Grantor"), does 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 situated in the NW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, in Shelby County, Alabama, and being described as follows: Commence at the NW corner of Section 13, Township 20 South, Range 3 West; thence South 01 deg. 12 min. 00 sec. East and run a distance of 4.92 feet to the southwesterly right of way line of Old Montgomery Road (Shelby County Highway No. 105, 80 foot right of way), said point being the Point of Beginning; thence continue along the last described course a distance of 660.08 feet to the north line of the Price Property as recorded in Real Book 78, Page 123, in the Probate Office in Shelby County; thence South 89 deg. 42 min. 00 sec. East and run along said north line of said property a distance of 251.38 feet to the southwesterly right of way of said Old Montgomery Road, said point being a point on a curve to the left having a radius of 1102.92 feet and a delta of 21 deg. 06 min. 45 sec.; thence run along the arc of said curve a distance of 406.40 feet, said arc being subtended by a chord which bears North 17 deg. 15 min. 44 sec. West and a chord distance of 404.11 feet to the curve's end; thence North 27 deg. 49 min. 6 sec. West and run a distance of 311.32 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed 223, Page 80; Deed 102, Page 397, and Deed 127, Page 597, in said Probate Office.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns

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SHELBY COUNTY JUDGE OF PROBATE
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shall, warrant and defend the same to the said Grantee, its successors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
on this the 23rd day of October, 1995.

WITNESSES:

JACK MCGUIRE EXCAVATING COMPANY,
INC.

By: Jack A. McGuire
Jack A. McGuire, as its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Jack A. McGuire, whose name as President of Jack McGuire Excavating Company, 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 on the day the same bears date.

Given under my hand and seal this 23rd day of October, 1995.

Lois S. Mitchell
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

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