

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To:

Roy Martin Construction, Inc.
P.O. Box 9
Pelham, Alabama 35124

Prepared By:

Stephen B. Griffin

GRIFFIN, ALLISON, MAY, ALVIS & FUHRMEISTER

P.O. Box 380275

Birmingham, AL 35238

(205) 991-6367

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Thirty Five Thousand Dollars and 00/100 (\$135000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Donna McAvoy Grant, as Administratrix of the Estate of John Erwin McAvoy, Jr., deceased, pursuant to the "Order on Petition to Sale Real Property" by Dan Reeves, Special Probate Judge dated November 17, 1995, under Probate Court Case No. 33-003** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Roy Martin Construction, Inc.**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A

Subject to:

1. Easements, restrictions, set-back lines, rights-of-way, and other limitations of records.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument (s) recorded in Deed 139, Page 571, in Probate Office.
3. Right(s)-of-way(s) granted to Shelby County by instrument(s) recorded in Deed

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF we have hereunto set our hands and seals this 12 day of December, 1995.

Donna McAvoy Grant, Administratrix (Seal)
Donna McAvoy Grant
Administratrix under the Estate of John Erwin
McAvoy, Jr., deceased, under Probate Court
Case Number 33-003

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna McAvoy Grant, whose name as Administrator of the Estate of John Erwin McAvoy, Jr., deceased 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, she in her capacity as such Administrator and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 12 day of December, 1995.

Kimberly M. Mott
Notary Public
My commission expires: 8-1-99

EXHIBIT A

Parcel I

A parcel of land more particularly described as follows:

Begin at the most Northeasterly corner of Lot 9, Block 1, of Altadena Woods, First Sector as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northwesterly direction along the projection of the Northerly line of said Lot 9 a distance of 251.00 feet to the most Northerly corner of Lot 7 Block 1 of said Altadena Woods First Sector; thence 36 deg. 40 min. 30 sec. left in a Southwesterly direction a distance of 91.08 feet; thence 14 deg. 20 min. left in a Southwesterly direction a distance of 135.00 feet to the most Southwesterly corner of said Lot 7, said point also being on the Northerly right of way line of Cahaba Crest Drive; thence 51 deg. right in a Northwesterly direction and along said right of way line a distance of 80.00 feet to the most Southeasterly corner of Lot 6 Block 1 of said Altadena Woods First Sector; thence 90 deg. right in a Northeasterly direction a distance of 145.00 feet to the most Northeasterly corner of said Lot 6; thence 90 deg. left in a Northwesterly direction a distance of 130.00 feet to the most Northwesterly corner of said Lot 6 Block 1 said corner also being on the most Easterly line of Lot 1 of Altadena Woods 2nd and 5th Sector as recorded in Map Book 10 page 54 in the Office of the Judge of Probate of Shelby County, Alabama and Map Book 151 page 25 in the Office of the Judge of Probate of Jefferson County, Alabama; thence 90 deg. right in a Northeasterly direction and along said Easterly line of said Lot 1 of Altadena Woods 2nd and 5th Sector a distance of 63.13 feet to the most Northeasterly corner of said Lot 1 Altadena Woods 2nd and 5th Sector; thence 64 deg. 05 min. 56 sec. left in a Northwesterly direction a distance of 130.59 feet to the most Northwesterly corner of said Lot 1 Altadena Woods 2nd and 5th Sector, said point also being on a curve the Easterly right of way line of Altadena Woods Drive having a radius of 973.67 feet; thence 74 deg. 41 min. 41 sec. right to chord of said curve to the right and along said curve and right of way line in a Northeasterly direction a distance of 217.66 feet to end of said curve and the beginning of a curve to the right having a radius of 371.19 feet; thence in a Northeasterly direction along said curve to the right a distance of 98.24 feet to the most Southeasterly corner of Lot 2 of Altadena Woods 3rd Sector as recorded in Map Book 11 page 7 in the Office of the Judge of Probate of Shelby County, Alabama; thence 131 deg. 25 min. 21 sec. from tangent of said curve in a Southeasterly direction a distance of 457.21 feet; thence 76 deg. 15 min. 59 sec. right in a Southerly direction a distance of 523.65 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Lots 1 and 2, according to the Survey of Altadena Woods, 3rd Sector, as recorded in Map Book 11 page 7 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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