

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

Send Tax Notice to:
(Name) Roy Martin Construction, Inc.
(Address) P.O. Box 9
Pelham, Alabama 35124

PARTNERSHIP WARRANTY DEED

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

That in consideration of Five hundred dollars and other good and valuable considerations **DOLLARS**
to the undersigned grantor, Canyon Park Partnership a (general) (limited) a partnership

(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 presents, 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:

LOT 7A:
A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, and being more particularly described as follows:
Commence at the NE Corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West; thence N 82deg-58'-11" W a distance of 612.32' to the POINT OF BEGINNING; thence continue along the last described course a distance of 431.67'; thence S 21deg-39'-34" E a distance of 163.22' to a point on the northeasterly right-of-way line of Canyon Park Circle (50' R.O.W.), said point lying on a curve to the right having a radius of 60.00' and a central angle of 163deg-30'-33", with the last described course being radial to said curve; thence along said right-of-way line and the arc of said curve a distance of 171.23', said arc subtended by a chord which bears S 29deg-54'-18" E a distance of 118.76', to the end of said arc; thence S 38deg-09'-01" E, leaving said right-of-way line and radial to said curve a distance of 161.11'; thence N 32deg-31'-16" E a distance of 389.60' to the Point of Beginning. Said parcel contains 1.79 acres, more or less.

Said parcel also being described as Lot 7A of the proposed Canyon Park Subdivision.

LOT 5:
A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, and being more particularly described as follows:
Commence at the NE Corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West; thence N 82deg-58'-11" W a distance of 612.32'; thence S 32deg-31'-16" W a distance of 389.60' to the POINT OF BEGINNING; thence continue along the last described course a distance of 81.72' to a point on the northerly right-of-way line of Canyon Park Drive (50' R.O.W.), said point lying on a curve to the right having a radius of 169.50' and a central angle of 69deg-12'-30"; thence along said right-of-way line and the arc of said curve a distance of 204.74', said arc subtended by a chord which bears N 83deg-20'-50" W a distance of 192.52', to the end of said arc; thence N 55deg-56'-37" E and leaving said right-of-way line a distance of 214.26'; thence S 38deg-09'-01" E a distance of 93.32' to the Point of Beginning. Said parcel contains 20,972 square feet, more or less.

Said parcel also being described as Lot 5 of the proposed Canyon Park Subdivision.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors 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, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal, Partner(s), who (is) (are)

this the 30th day of January, 19 96

02/13/1996-04578
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Roy Martin Construction, Inc.
By Roy L. Martin Partner
J. E. Bishop Homes, Inc.
By James E. Bishop Partner

Cahaba Title

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
James E. Bishop and Roy L. Martin

whose name(s) as general partner(s) of Canyon Park Partnership
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before
me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority,
executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 30th day of January, 1996

AFFIX NOTARIAL SEAL

Brenda H. Clayton
Notary Public
My commission expires: 4/27/97

1996-04578
02/13/1996-04578
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Cahoba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235