

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY TWO THOUSAND & NO/100---- (\$62,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Howard Lee and wife, Deloris Lee (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"


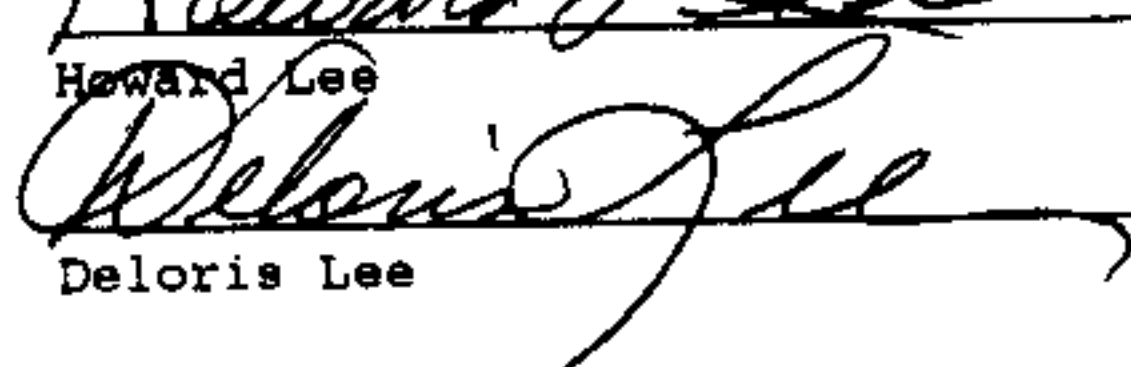
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: P.O. 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 23rd day of September, 1996.


Howard Lee (SEAL)

Deloris Lee (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Lee and wife, Deloris Lee 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 23rd day of September A.D., 1996


Notary Public 2-20-99

PEGGY L. MICHAEL
MY COMM. EXPIRES
2/20/99

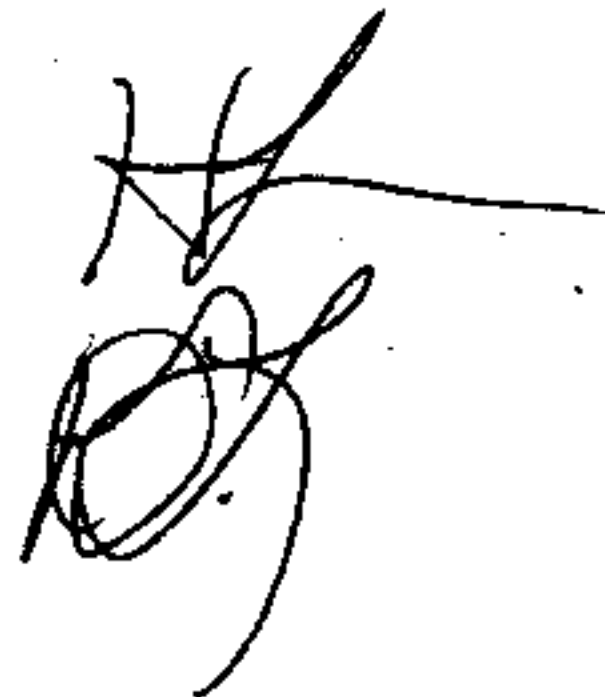
09/24/1996-31477
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 73.50

Inst. 1996-31477

EXHIBIT "A"

The South 213 feet of uniform width off of the South side of the following described property:

A parcel of land situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West; thence Easterly along the South line of said 1/4 1/4 Section a distance of 1787.86 feet; thence 65 deg. 25 min. 18 sec. left in a Northeasterly direction a distance of 182.70 feet; thence 2 deg. 30 min. 58 sec. left in a Northeasterly direction a distance of 140.25 feet; thence 2 deg. 56 min. 10 sec. left in a Northeasterly direction a distance of 155.0 feet for the point of beginning; thence continue along last described course a distance of 173.73 feet; thence 3 deg. 46 min. 32 sec. right in a Northeasterly direction a distance of 158.00 feet; thence 23 deg. 59 min. 40 sec. left in a Northwesterly direction a distance of 250.12 feet; thence 10 deg. 59 min. 45 sec. right in a Northeasterly direction a distance of 120.03 feet; thence 21 deg. 01 min. 42 sec. left in a Northwesterly direction a distance of 210.94 feet; thence 101 deg. 09 min. 30 sec. right in an Easterly direction along the North line of the SE 1/4 of the NW 1/4 of said Section, Township and Range, a distance of 550.65 feet to the Northeast corner of said 1/4 1/4 Section; thence 0 deg. 02 min. 37 sec. right in an Easterly direction along the North line of the SW 1/4 of the NE 1/4 of said Section, Township and Range, a distance of 33.78 feet; thence 87 deg. 50 min. 39 sec. right in a Southerly direction a distance of 130.68 feet; thence 95 deg. 22 min. 05 sec. left in a Northeasterly direction a distance of 387.52 feet; thence 114 deg. 42 min. 40 sec. right in a Southwesterly direction a distance of 172.61 feet; thence continue along last described course along the center line of a paved road a distance of 669.57 feet; thence 72 deg. 44 min. 10 sec. right in a Westerly direction a distance of 817.05 feet to the point of beginning; being situated in Shelby County, Alabama.



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