

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Southern Landmark Development, LLC  
111-A Owens Parkway  
Birmingham, AL 35244

Inst # 1996-35827

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, paid to the undersigned grantors, Roy L. Martin, a married man, and Michael L. Wood, a married man ("Grantors"), by Southern Landmark Development, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

A part of Lot 7, Oak Mountain Commerce Place, as recorded in Map Book 18, at Page 58, in the Office of the Judge of Probate of Shelby County, Alabama, being located in the NW 1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the NE corner of Section 1, Township 19 South, Range 3 West, said point also being the NW corner of Section 6, Township 20 South, Range 2 West, and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 318.16 feet to the point of beginning; thence continue along last described course a distance of 175.00 feet; thence 90 degrees left in an Easterly direction a distance of 171.64 feet to the Westerly right of way line of Commerce Court; thence 90 degrees left in a Northerly direction along said right of way line a distance of 175.00 feet; thence 90 degrees left in a Westerly direction 171.64 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Easements and restrictions of record; (3) Future Advance Mortgage from Roy L. Martin and Michael L. Wood to National Bank of Commerce, recorded in Instrument #1996-10403, in the Office of the Judge of Probate of Shelby County, Alabama; (4) Lease Purchase Contract between Sunbelt Industries of Alabama, Inc. and Southern Landmark Development, Inc.; (5) Unrecorded second mortgage from Southern Landmark Development, Inc. to Roy Martin Construction, Inc., in the amount of \$635,272.94. \$335,998.50 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith. This property does not constitute the homestead of either of the grantors herein.

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

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantor will, and their heirs and assigns shall,

N.B.C.

10/29/1996-35827  
12:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCB 12.00

warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 15<sup>th</sup> day of October, 1996.

WITNESSES:

A. Marshall

Roy L. Martin  
Roy L. Martin

A. Marshall

Michael L. Wood  
Michael L. Wood

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man, and Michael L. Wood, a married man, 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 seal this 15<sup>th</sup> day of October, 1996.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/13/99

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