

*Prepared without benefit of survey. Preparer of  
this instrument makes no certification as to legal description.*

Send Tax Notice To: Roy Martin Construction, Inc.  
3170 Highway 31 South  
Pelham, Alabama 35124

Prepared By:  
James W. Fuhrmeister  
GRIFFIN, ALLISON, MAY, ALVIS & FUHRMEISTER  
P. O. Box 380275  
Birmingham, AL 35238  
(205) 991-6367

Inst # 1997-12002

04/18/1997-12002  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 56.00

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## STATUTORY WARRANTY DEED

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STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**

THAT FOR AND IN CONSIDERATION of the sum of Forty Five Thousand and no/100 Dollars (\$45,000.00), the receipt and sufficiency of which are hereby acknowledged, that **REGIONS BANK**, hereinafter called the Grantor, whether one or more, does hereby grant, bargain, sell and convey unto **ROY MARTIN CONSTRUCTION, INC.**, an Alabama corporation, hereinafter called Grantee, whether one or more, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 106, 107 and 109, according to the Survey of Kentwood,  
Third Addition, Phase One, as recorded in Map Book 19, Page 26,  
in the Probate Office of Shelby County, Alabama.

Subject to:

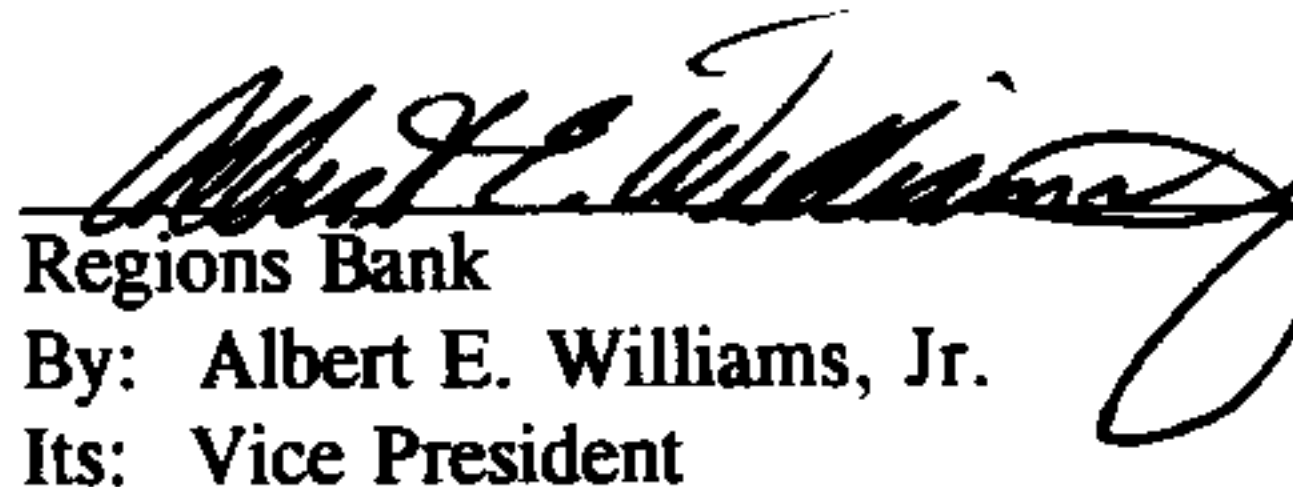
1. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 5th day of February, 1997, and recorded in Inst. No. 1997-03824, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by James E. Green d/b/a James E. Green Homebuilder to First Alabama Bank, recorded in inst. #1995-13845, under and in accordance with the laws of the State of Alabama or the United States of America.
2. Taxes for the year 1997 and subsequent years.

3. Restrictions, easements and building line as shown on recorded map.
4. Right-of-Way granted to Alabama Power Company recorded in Volume 217, Page 418.
5. Right-of-Way granted to Shelby County recorded in Volume 216, Page 584.
6. Restrictions and covenants appearing of record in Inst. #1995-25822.
7. Title to all minerals within and underlying the premises, together with all mining within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
8. Easements, restrictions, set-back lines, rights-of-way, and other limitations of records.

**NOTE: This property does not constitute the homestead of the Grantor.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever.

IN WITNESS WHEREOF, the said grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal, this 1st day of April, 1997.


 (Seal)  
Regions Bank  
By: Albert E. Williams, Jr.  
Its: Vice President

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Albert E. Williams, Jr. as Vice President of Regions Bank, 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 for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of April, 1997.

  
Notary Public  
Inst #1997-12002  
My commission expires: MY COMMISSION EXPIRES OCT. 20, 1999

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