

This instrument was prepared by

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

Inst # 1997-15665

CORPORATION FORM WARRANTY DEED

05/20/1997-15665  
10:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
KNOW ALSO BY THESE PRESENTS,

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of SIXTY THOUSAND & NO/100---- (\$60,000.00) DOLLARS to the undersigned grantor, J. Scott Homes, Inc. a corporation, (herein referred to as the 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., Roy L. Martin (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

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: PO BOX 9, Pelham, Alabama 35124

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, J. R. Scott, who is authorized to execute this conveyance, hereto set its signature and seal, this the 19th day of May, 1997.

J. Scott Homes, Inc.  
By:   
J. R. Scott, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that J. R. Scott whose name as the President of J. Scott Homes, Inc., 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 19th day of May, 1997

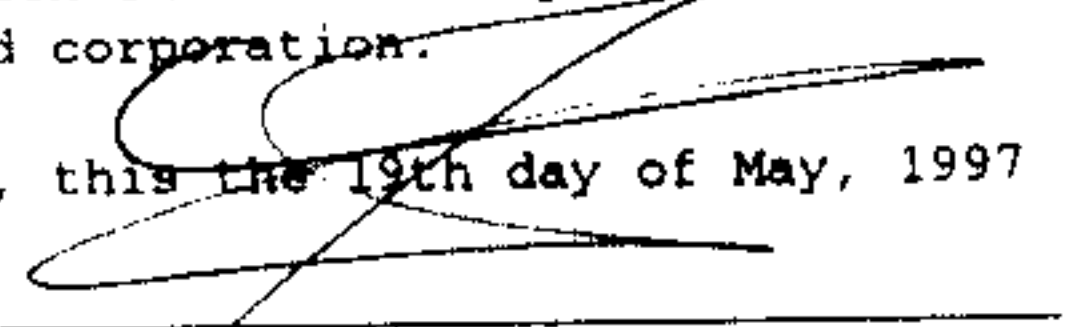
  
Notary Public

Exhibit "A"

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; thence in a Northerly direction along the West line of said 1/4 - 1/4 section a distance of 374.09 feet; thence right 90 deg. 33 min. 30 sec. and run in an Easterly direction a distance of 510.43 feet ; thence right 90 deg. 00 min. 00 sec. and run in a Southerly direction a distance of 40.00 feet to a point on the southerly right of way line of Shelby County Highway No. 52; thence left 88 deg. 40 min. 32 sec. (meas.), 90 deg. 00 min. 00 sec. (deed), along said right of way line a distance of 120.03 feet to the point of beginning thence continue along the last described course a distance of 110.66 feet thence right 88 deg. 28 min. 54 sec. (meas.), 90 deg. 00 min. 00 sec. (deed), and leaving said right of way line a distance of 209.98 feet ; thence right 90 deg. 03 min. 29 sec. (meas.), 90 deg. 00 min. 00 sec. (deed), a distance of 111.34 feet to the southeasterly corner of Lot 4 of Cedar Knoll, as recorded in Map Book 19 page 18, in the Office of the Judge of Probate, Shelby County, Alabama; thence right 90 deg. 08 min. 09 sec. along the easterly boundary of Lots 4, 3, 2, and 1 of said subdivision a distance of 212.80 feet to the Point of Beginning.

Subject to a 7.5 foot sanitary sewer easement being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; thence in a Northerly direction along the West line of said 1/4 - 1/4 section a distance of 374.09 feet; thence right 90 deg. 33 min. 30 sec. and run in an Easterly direction a distance of 510.43 feet, thence right 90 deg. 00 min. 00 sec. and run in a Southerly direction a distance of 40.00 feet to a point on the southerly right of way line of Shelby County Highway No. 52; thence left 88 deg. 40 min. 32 sec. (meas.), 90 deg. 00 min. 00 sec. (deed), along said right of way line a distance of 230.69 feet (meas.), 231.35 feet (deed); thence right 88 deg. 28 min. 54 sec. (meas.), 90 deg. 00 min. 00 sec. (deed), and leaving said right of way line a distance of 209.98 feet to the point of beginning of the left boundary of a 7.5 foot sanitary sewer easement, said easement lying 7.5 feet to the right of and parallel to said boundary; thence right 90 deg. 03 min. 29 sec. (meas.), 90 deg. 00 min. 00 sec. (deed), along said left boundary a distance of 111.34 feet to the southeasterly corner of Lot 4 of Cedar Knoll, as recorded in Map Book 19 page 18, in the Office of the Judge of Probate, Shelby County, Alabama; thence right 90 deg. 08 min. 09 sec. along said left boundary and the easterly boundary of Lots 4, 3, and 2 of said subdivision a distance of 150.00 feet to the end of said easement.



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002 SNA 71.00