

Inst # 1997-16169

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Cambrian Ridge, L.L.C. and
Roy Martin Construction, Inc.
2205 Highway 35
Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Eight-one Thousand Six Hundred and No/100 Dollars (\$181,600.00) and other good and valuable consideration, to the undersigned, Paul Y. Yeager and wife, Julie R. Yeager ("Grantor") , in hand paid by Cambrian Ridge, L.L.C., an Alabama limited liability company, and Roy Martin Construction, Inc. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Rights-of-way granted to Alabama Gas Corporation by instrument recorded in Real 365, at Page 193, in Probate Office; (3) Easements to Colonial Pipeline as shown by instrument recorded in Deed 222, Page 638, and amended in Deed 270, Page 5, in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 327, Page 557, in Probate Office; (5) Rights of others to use access easement as set out in Real 387, Page 792, Instrument Number 1996-6788 and Schedule C therein; (6) Rights acquired by Sprint Spectrum, L.P. to use of access easement as set out by Instrument Number 1997-11181 in the Probate Office.


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

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, their successors and assigns, that they are lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

21st day of May, 1997.

WITNESSES:


Paul Y. Yeager


Julie R. Yeager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Y. Yeager and wife, Julie R. Yeager, 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 21st day of May, 1997.


Notary Public

My Commission Expires: 6-21-97

Parcel A

A tract of land situated in Section 21, Township 20 South, Range 2 West, being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of NE 1/4 of Section 21, Township 20 South, Range 2 West, said corner being a rock pile; thence South 85 deg. 03 min. 15 sec. East 257.22 feet; thence South 42 deg. 53 min. 47 sec. West 808.83 feet to the point of beginning; thence North 90 deg. 00 min. 00 sec. West 600.00 feet; thence South 44 deg. 40 min. 34 sec. West 506.41 feet; thence South 90 deg. 00 min. 00 sec. East 600.00 feet; thence North 51 deg. 12 min. 40 sec. East 106.32 feet; thence North 47 deg. 23 min. 06 sec. East 146.70 feet; thence North 31 deg. 06 min. 47 sec. East 85.71 feet; thence North 45 deg. 02 min. 00 sec. East 170.94 feet to the point of beginning; being situated in Shelby County, Alabama.

Along with a 15 foot easement with 7.5 feet lying each side of the following described line:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 2 West, said corner being a rock pile; thence South 85 deg. 03 min. 15 sec. East 257.22 feet; thence South 42 deg. 53 min. 47 sec. East 808.83 feet to the point of beginning; thence South 45 deg. 02 min. 00 sec. West 170.94 feet; thence South 31 deg. 06 min. 47 sec. West 85.71 feet; thence South 47 deg. 23 min. 06 sec. West 146.70 feet; thence South 51 deg. 12 min. 40 sec. West 106.32 feet; thence 49 deg. 45 min. 18 sec. West 132.47 feet; thence South 42 deg. 13 min. 42 sec. West 93.20 feet; thence South 36 deg. 14 min. 32 sec. West 114.76 feet; thence South 48 deg. 31 min. 39 sec. West 168.84 feet; thence South 25 deg. 24 min. 33 sec. West 131.72 feet; thence South 76 deg. 59 min. 24 sec. West 109.56 feet; thence South 28 deg. 28 min. 45 sec. West 136.86 feet; thence South 17 deg. 00 min. 45 sec. West 97.98 feet; thence South 84 deg. 23 min. 28 sec. West 41.61 feet; thence North 18 deg. 13 min. 08 sec. West 80.87 feet; thence North 7 deg. 13 min. 32 sec. West 43.17 feet; thence North 9 deg. 23 min. 23 sec. East 250.08 feet; thence North 2 deg. 19 min. 35 sec. West 134.10 feet; thence North 32 deg. 44 min. 39 sec. West 106.36 feet; thence South 54 deg. 36 min. 19 sec. West 56.20 feet; thence South 4 deg. 40 min. 51 sec. West 92.15 feet; thence South 33 deg. 25 min. 48 sec. West 148.44 feet; thence South 44 deg. 36 min. 42 sec. West 91.41 feet; thence South 56 deg. 17 min. 54 sec. West 205.72 feet; thence South 63 deg. 00 min. 00 sec. West 187.19 feet; thence South 45 deg. 06 min. 45 sec. West 195.51 feet; thence South 81 deg. 46 min. 13 sec. West 46.34 feet; thence North 50 deg. 31 min. 54 sec. West 138.91 feet; thence North 70 deg. 14 min. 13 sec. West 48.62 feet; thence South 7 deg. 43 min. 20 sec. West 43.30 feet; thence South 3 deg. 58 min. 21 sec. East 329.54 feet; thence South 75 deg. 40 min. 13 sec. West 157.35 feet; thence North 88 deg. 58 min. 04 sec. West 194.72 feet; thence South 79 deg. 53 min. 22 sec. West 93.83 feet; thence South 59 deg. 48 min. 44 sec. East 170.86 feet; thence South 72 deg. 36 min. 58 sec. East 117.93 feet; thence South 68 deg. 08 min. 05 sec. East 44.01 feet; thence South 27 deg. 29 min. 53 sec. West 38.08 feet; thence South 56 deg. 11 min. 10 sec. West 121.04 feet; thence South 40 deg. 15 min. 14 sec. West 196.79 feet; thence South 47 deg. 06 min. 22 sec. West 203.48 feet; thence South 45 deg. 01 min. 48 sec. West 267.99 feet; thence South 45 deg. 36 min. 42 sec. West 148.27 feet; thence South 60 deg. 03 min. 25 sec. West 64.12 feet; thence South 77 deg. 35 min. 43 sec. West 81.61 feet to the end of said easement being a point on the centerline at end of pavement--King's Crest Lane.

Mineral and mining rights excepted.

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05/23/1997-16169
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCJ 196.50