

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

SEND TAX NOTICE TO:
Roy Martin Construction, Inc.
2205 Highway 35
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

100,000

WARRANTY DEED

Inst # 1997-16171

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of the exchange of like-kind property, to the undersigned, W. Paul Yeager and wife, Clara Y. Yeager ("Grantor"), in hand paid by 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) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 101, Page 517, Deed 105, Page 22, Deed 242, Page 952, Deed 141, Page 596, Deed 170, Page 290, and Deed 248, Page 842, in Probate Office; (3) Easements to Plantation Pipeline as shown by instrument recorded in Deed 112, page 217, Deed 112, Page 218, and Deed 254, Page 323, in Probate Office.

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 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, its 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.

Inst # 1997-16171

WITNESSES:

05/23/1997-16171
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 113.50


W. Paul Yeager


Clara Y. Yeager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Paul Yeager and wife, Clara Y. 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: 12-21-97

A parcel of land situated in the S 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of Section 13, Township 20 South, Range 3 West; thence South 88 deg. 32 min. 28 sec. East along the South line of said Section for a distance of 1225.56 feet; thence North 31 deg. 22 min. 59 sec. East for a distance of 1233.66 feet to a point on the centerline of Martin Street said point also being the point of beginning; thence North 31 deg. 22 min. 59 sec. East along said centerline for a distance of 51.47 feet; thence North 37 deg. 04 min. 33 sec. East along said centerline for a distance of 112.61 feet; thence North 46 deg. 29 min. 28 sec. West and leaving said centerline for a distance of 67.34 feet to a point on the Southeasterly right of way line of Yeager Parkway (70 foot right of way) also a point on a curve to the right having a central angle of 22 deg. 35 min. 03 sec. and a radius of 444.26 feet, said curve subtended by a chord bearing South 53 deg. 26 min. 58 sec. West and a chord distance of 153.41 feet; thence along the arc of said curve and along said right of way for a distance of 175.11 feet to the end of said curve; thence South 66 deg. 05 min. 28 sec. West along said right of way for a distance of 14.07 feet; thence South 55 deg. 48 min. 55 sec. East and leaving said right of way for a distance of 131.98 feet to the point of beginning; being situated in Shelby County, Alabama.

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