

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

SEND TAX NOTICE TO:
Roy L. Martin
2205 Highway 35
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Four Hundred Thousand Five Hundred and No/100 (\$400,500.00) Dollars to the undersigned grantor, First Real Estate Corporation of Alabama, a corporation, in hand paid by Roy L. Martin, the receipt whereof is hereby acknowledged, the said First Real Estate Corporation of Alabama, a corporation (herein referred to as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Roy L. Martin (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

06/02/1997-17072
02:01 PM CERTIFIED
NOTARY PUBLIC
\$114.00

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 109, at Page 57, Deed Book 142, at Page 82, and Deed Book 170, at Page 278, in said Probate Office; (3) Right of way granted to Shelby County by instrument recorded in Deed Book 101, at Page 249, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 1st day of May, 1997.

WITNESSES:

FIRST REAL ESTATE CORPORATION OF ALABAMA

James J. Odom, Jr.

By: Elizabeth B. Samuell
As its: Vice President

Inst # 1997-17072

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County; in said State, hereby certify that ELIZABETH G. HARNETT, whose name as VICE PRESIDENT of First Real Estate Corporation of Alabama, 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 seal this 1st day of May, 1997.

 JENNIFER L. CANTRELL
Notary Public

My Commission Expires: 6-21-97

[NOTARIAL SEAL]

EXHIBIT "A"

Parcel I:

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said Section; thence in an Easterly direction along the North line of said Section, a distance of 765.13 feet to the Westerly right of way line of U. S. Highway No. 31; thence 77 deg. 46 min. right, in a Southeasterly direction a distance of 229.78 feet to the South right of way line of West Street, said point being the point of beginning; thence continue along last described course a distance of 137.0 feet; thence 93 deg. 58 min. 03 sec. right, in a Westerly direction a distance of 138.72 feet to a point on the Easterly right of way line of Main Street; thence 88 deg. 19 min. 12 sec. right, in a Northwesterly direction along said right of way line a distance of 137.0 feet to the South right of way line of West Street; thence 91 deg. 47 min. 45 sec. right, in a Southeasterly direction along said right of way line a distance of 133.26 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of said Section 24; thence in an easterly direction along and with said line 765.13 feet to westerly right of way margin of U. S. Highway 31; thence 77 deg. 46 min. right, along and with said right of way margin, 366.78 feet to the point of beginning; thence 93 deg. 58 min. 03 sec. right, 138.72 feet to a point on the easterly right of way margin of Main Street; thence with a deflection of 91 deg. 40 min. 48 sec. left, along and with said right of way margin 13.77 feet to a point; thence with a deflection of 91 deg. 09 min. 20 sec. left, 139.11 feet to the westerly right of way margin of U. S. Highway 31; thence with a deflection of 92 deg. 20 min. 24 sec. left, along and with said right of way margin, 6.91 feet to the point of beginning, being situated in Shelby County, Alabama.

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02:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 414.00