

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

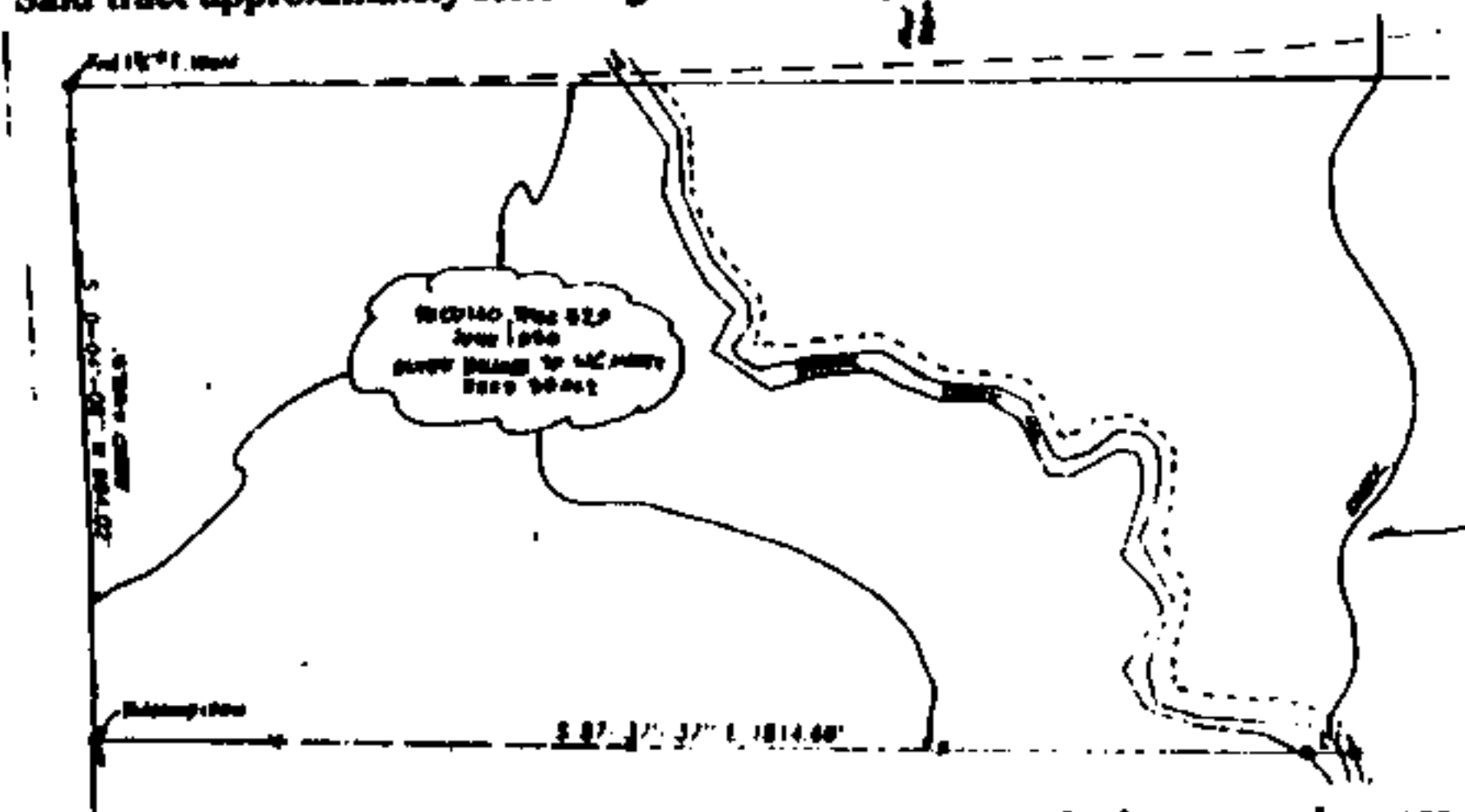
Ten (\$10.00) Dollars, the settlement of that civil lawsuit in the Circuit Court of Shelby County, Alabama in Case No. CV 93-933 and Case No. DR 91-205 and other good and valuable consideration

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Estelle Martin, a widow, hereby grants, bargains, sells, and conveys to Judy (Debra) K. Martin, a divorced woman, (Hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 10 Township 22 South Range 3 West, Shelby County, Alabama. Thence run North 88-28'41" West along the North line of said Section 10 a distance of 299.42 feet to a point; thence continue on the last described course for a distance of 4,981.79 feet to the Northwest corner of said Section 10; thence run South 0-04'08" West, along the West line of said Section 10, a distance of 984.02 feet; thence South 87-37'37" East a distance of 1,814.69 feet, more or less, to a point in the center of Shoal Creek; thence follow the meanderings of the center of said Shoal Creek in a Northwesterly direction to a point where the center of said Shoal Creek intersects with the Northern quarter-quarter line of Section 10, Township 22 South, Range 3 West; thence run West along said quarter-quarter line to the Northwest corner of said Section 10 and the point of beginning, situated in Shelby County, Alabama, containing 38 acres more or less.

Said tract approximately following the following survey:



Said tract shall include a thirty (30) foot wide easement for ingress and egress along the western most boundary of said property that runs along Shoal Creek as retained by Estelle Martin and approximately described as follows:

Commence at the Northeast Corner of Section 10, Township 22 South, Range 3 West, Shelby County Alabama; thence run North 88-28'41" West along the North line of said Section 10, a distance of 299.42 feet to a point; thence continue on the last described course a distance of 4981.79 feet to the Northwest corner of said Section 10, thence run South 0-04'08" West, along the West line of said Section 10 a distance of 984.02 feet; thence run South 87-37'37" East a distance of 1814.69 feet to a point on the West Bank of Shoal Creek; thence run South 87-37'37" East a distance of 72.19 feet to a point 17 feet easterly of the East Bank of said Shoal Creek (hereinafter referred to as point L-1), and the following courses are 17 feet East of the easterly bank of said Shoal Creek; thence run South 16-29'52" East a distance of 112.40 feet; thence run South 31-14'16" East a distance of 117.64 feet; thence run South 21-27'17" West a distance of 182.96 feet; thence run South 17-43'07" West a distance of 137.91 feet; thence run South 5-09'38" West a distance of 62.88 feet; thence run South 7-40'34" East a distance of 81.73 feet; thence run South 4-49'46" West a distance of 241.32 feet; thence run South 10-36'22" East a distance of 75.85 feet; thence run South 7-57'15" East a distance of 90.91 feet; thence run South 19-14'59" East a distance of 100.27 feet; thence run South 39-38'54" East a distance of 64.85 feet; thence run South 54-47'55" East a distance of 107.96 feet; thence run South 42-49'30" East a distance of 101.20 feet; thence run South 28-09'24" East a distance of 44.39 feet; thence run South 22-28'11" East a distance of 152.37 feet; thence run South 22-48'18" East a distance of 98.04 feet to it's intersection with the centerline of Mill Road, thence east along the centerline of said Mill Road an approximate distance of thirty (30) feet, thence follow northerly a course parallel with the west boundary of said property as heretofore described to a point approximately thirty (30) feet east of the point hereinabove referred to as point L-1, thence continue along the same course a distance of approximately thirty (30) feet to a point, thence run westerly to a point where said line crosses the center of Shoal Creek and the property line described above.

Inst # 1997-29435

09/12/1997-29435
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1997-29435

TO HAVE AND TO HOLD to said GRANTEE forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 14 day of Aug, 1997...

Witnesses:

Estelle Martin
Estelle Martin (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Estelle Martin, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of August, 1997.

Kay Z. Pate
Notary Public

This instrument was prepared by:

James R. Kramer
P O Box 1012, Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

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