

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

SEND TAX NOTICE TO:  
Roy L. Martin/Jack A. McGuire  
2205 Highway 35  
Pelham, Alabama 35124

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty Thousand and No/100 Dollars (\$40,000.00) and other good and valuable consideration, to the undersigned, James J. Odom, Jr., a married man ("Grantor"), in hand paid by Roy L. Martin and Jack A. McGuire ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

A parcel of land located in the NE 1/4 of SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southerly intersection of Yeager Court (60' Right of Way) and Yeager Parkway (70' Right of Way) as shown on record map of Yeager Commercial Park North, recorded in Map Book 23, at Page 56, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 60 degrees 18' 12" West along the Southerly Right of Way line of said Yeager Court, a distance of 227.11 feet to the Point of Beginning; thence continue along said Right of Way line North 63 degrees 22' 18" W a distance of 132.90 feet; thence South 26 degrees 39' 42" West a distance of 331.50 feet; thence South 63 degrees 20' 18" East a distance of 92.38 feet; thence North 46 degrees 55' 44" East a distance of 161.88 feet; thence North 21 degrees 42' 48" East a distance of 180.39 feet to the point of beginning.

**SUBJECT TO:** (1) Current taxes; (2) Easements and restrictions of record.

This property does not constitute the homestead of Grantor herein.

**TO HAVE AND TO HOLD** to the Grantees, their heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

04/01/1998-11431  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
\$1.00

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

15<sup>th</sup> day of March, 1998.

WITNESSES:

James J. Odom, Jr.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James J. Odom, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15<sup>th</sup> day of March, 1998.

Kevin S. Cantrell  
Notary Public

My Commission Expires: 6-21-2001

Inst # 1998-11431

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04/01/1998-11431  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 51.00