

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

SEND TAX NOTICE TO:
Peggie J. Killingsworth

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1998-13585
04/16/1998-13585
09:52 AM CERTIFIED
WARRANTY DEED BY JUDGE OF PROBATE
SHE. CO. 135.00

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred
Twenty-five Thousand and No/100 (\$125,000.00) Dollars to the undersigned grantor, Roy Martin
Construction, Inc., a corporation, in hand paid by Peggie J. Killingsworth, the receipt whereof
is hereby acknowledged, the said Roy Martin Construction, Inc., a corporation (referred to herein
as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Peggie J.
Killingsworth (herein referred to as "Grantee"), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 64, according to the Survey of Southern Hills, Sector 6, Phase One, as
recorded in Map Book 17, Page 93, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line and public easements
as shown by recorded plat; (3) Restrictions, covenants and conditions set out in
instrument recorded in Inst. No. 1993-29539; (4) Rights of Way granted to
Alabama Power Company in instrument recorded in Deed Book 220, Page 40, and
Deed Book 217, Page 100, in said Probate Office; (5) Covenant releasing
predecessor in title from any liability arising from sinkholes, limestone formations,
soil conditions or any other known or unknown surface or subsurface conditions
that may now or hereafter exist or occur or cause damage to subject property, as
shown by instrument recorded in Map Book 17, Page 93, in Probate Office;
(6) Restrictions, limitations and conditions as set out in Map Book 17, Page 93.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee,
her 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, her 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 9th day of April, 1998.

WITNESSES:

ROY MARTIN CONSTRUCTION, INC.

By: _____

Roy L. Martin
Roy L. Martin
As its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., 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 9th day of April, 1998.

Notary Public

My Commission Expires: 6-21-2001

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