

THIS INSTRUMENT PREPARED BY:  
William M. Phillips, Jr., Esq.  
Lange, Simpson, Robinson & Somerville LLP  
417 North 20th Street, Suite 1700  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
BellSouth Telecommunications, Inc.  
Room 14H02  
Campanile  
1155 Peachtree Street  
Atlanta, Georgia 30309-3610  
Attn. Tax Specialist

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **ROY MARTIN CONSTRUCTION, INC.**, an Alabama corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell, and convey unto **BELLSOUTH TELECOMMUNICATIONS, INC.**, a Georgia corporation (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, particularly described in Exhibit "A" attached hereto and made a part hereof, subject to the matters set forth in said Exhibit "A".

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal by its duly authorized representative on this the 4<sup>th</sup> day of June, 1999.

**ROY MARTIN CONSTRUCTION, INC.**

By: \_\_\_\_\_

Roy L. Martin

Its President

Inst # 1999-23757

[SEAL]

06/07/1999-23757  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MWS 263.50

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned authority, 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., an Alabama 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 official seal this 4<sup>th</sup> day of June, 1999.

  
\_\_\_\_\_  
Notary Public

My commission expires: 12-2-2001

## EXHIBIT "A"

*(legal description of subject property and title exceptions)*

Part of the SE 1/4 of the SE 1/4 of Section 20, and the SW 1/4 of SW 1/4 of Section 21, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of the SE 1/4 of SE 1/4 of said Section 20, run in a Southerly direction along the West line of said 1/4-1/4 Section for a distance of 978.66 feet; thence turn an angle to the left of 106 degrees 38 minutes 48 seconds and run in a Northeasterly direction for a distance of 831.59 feet to an existing crimped iron pin being the Southwest corner of that certain parcel as described in Deed Book 191, Page 412, in the Office of the Judge of Probate, Shelby County, Alabama, and being the Craig and Daphne Stone Property; thence continue in a Northeasterly direction along the South line of the Stone property for a distance of 669.50 feet to an existing crimped iron pin, being the Southeast corner of said Stone property; thence turn an angle to the right of 83 degrees 42 minutes 52 seconds and run in a Southeasterly direction for a distance of 270.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 85 degrees 27 minutes 32 seconds and run in a Southwesterly direction for a distance of 644.19 feet to an existing iron rebar set by Laurence D. Weygand and being on the Northeast right of way line of U.S. Highway #31; thence turn an angle to the right of 91 degrees 01 minutes 13 seconds and run in a Northwesterly direction along the Northeast right of way line of U.S. Highway #31 for a distance of 241.16 feet to an existing iron rebar being the point of beginning of a curve and still being on the Northeast right of way line of U.S. Highway #31; thence continue in a Northwesterly direction along the Northeast right-of-way line of U.S. Highway #31 for a distance of 153.84 feet, more or less, to the point of beginning.

According to survey of Laurence D. Weygand, RLS #10373, dated March 21, 1996.

### Subject to:

1. Ad valorem taxes for the year 1999 and subsequent years.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 99, Page 461; and Deed Book 162, Page 329, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Deed Book 102, Page 444, in said Probate Office.

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