

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Roy Martin Construction, Inc.
329 Business Circle, Suite A
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of the satisfaction of that certain mortgage from Misty Mitchell and Eric Gaut to Roy Martin Construction, Inc. recorded in Inst. #1997-3951 and the satisfaction of that certain mortgage from Russell Brooks and Gina Brooks to Roy Martin Construction, Inc. recorded in Inst. #1997-03953 and other good and valuable consideration, to the undersigned grantors, Misty Mitchell Gaut (formerly Misty Mitchell) and husband, Eric Gaut, and Russell Brooks and wife, Gina Brooks (hereinafter sometimes referred to as "Grantors"), in hand paid by ROY MARTIN CONSTRUCTION, INC. (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easements and rights of ways affecting the land.

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

And Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the premises as aforesaid; that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 2nd day of September, 1999.


Misty Mitchell Gaut

Inst # 1999-38646
09/15/1999-38646
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 1996 33.50

Eric J. Gaut
Eric Gaut a/k/a Eric J. Gaut

Russell L. Brooks
Russell Brooks a/k/a Russell L. Brooks

Gina Brooks
Gina Brooks

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Misty Mitchell Gaut and husband, Eric Gaut, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of September, 1999

Cindy R. Mitchell
Notary Public

My commission expires: March 16, 2003

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gina Brooks and husband, Russell Brooks, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of September, 1999.

Cindy R. Mitchell
Notary Public

My commission expires: March 16, 2003

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A

Part of the SE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the NE corner of Lot 17, Woodland Hills, 2nd Phase, 1st Sector, as recorded in Map Book 6 page 138; thence Southeast 300 feet, more or less, to the Northeast line of Lots 1 and 2 of Woodland Hills, 1st Phase, 5th Sector, as recorded in Map Book 7 page 152; thence 90 deg. right for 170 feet along Lot 1; thence 73 deg. left for 74.55 feet along Lot 1; thence 37 deg. right for 73.24 feet along Lot 2 to the South line of Section 4, Township 21 South, Range 3 West; thence West 400 feet, more or less, to the Southeast line of Woodland Hills, 2nd Phase, 1st Sector, as recorded in Map Book 6 page 138; thence Northeasterly along said Subdivision Boundary 465.28 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel B

Begin at the NE corner of Section 9, Township 21 South, Range 3 West and run in a Southerly direction along the East line of said Section 9 a distance of 1324.3 feet; thence 119 deg. 00 min. 15 sec. right, in a Northwesterly direction a distance of 1558.5 feet to the point of beginning; thence 90 deg. right in a Northerly direction a distance of 270 feet; thence 47 deg. 49 min. 55 sec. right, in a Northeasterly direction a distance of 186.20 feet; thence 42 deg. 10 min. 05 sec. left in a Northeasterly direction a distance of 134.23 feet; thence 29 deg. 36 min. 41 sec. left in a Northerly direction 170 feet to the North line of said Section 9; thence run West along the North line 380 feet, more or less, to Southeasterly line of Woodland Hills, 2nd Phase, 1st Sector, as recorded in Map Book 6 page 138; thence run Southwesterly along said Subdivision boundary for 515 feet, more or less; thence 90 deg. left and run Southeasterly 285 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst • 1999-38646

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SHELBY COUNTY JUDGE OF PROBATE
003 1996 33.50