

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

Roy L. Martin
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 Ten and No/100 Dollars and other good and valuable consideration, to the undersigned grantors, James J. Martin, a married man, Margie Martin, an unmarried woman, and Roy L. Martin, a married man (hereinafter sometimes referred to as "Grantors"), in hand paid by ROY L. MARTIN (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:

PARCEL I:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of said Section 7, thence S 0 deg. 2 min. 32 sec. W along the West line of said 1/4-1/4 Section a distance of 417.95 feet to the point of beginning; thence S 76 deg. 26 min. 28 sec. E a distance of 156.83 feet; thence N 25 deg. 56 min. 7 sec. E a distance of 244.97 feet; thence S 46 deg. 4 min. 48 sec. E a distance of 375.84 feet to a point lying on the Northwestern right of way line of Shelby County Highway #33 (80 foot right of way); said point also lying on a curve to the left, having a radius of 942.28 feet; a central angle of 3 deg. 11 min. 43 sec. and subtended by a chord which bears S 33 deg. 45 min. 47 sec. W a chord distance of 52.54 feet; thence along the arc of said curve and said right of way line, a distance of 52.55 feet to the end of said curve, thence S 32 deg. 9 min 10 sec. W along said right of way line, a distance of 120.32 feet; thence leaving said right of way line, N 58 deg. 54 min. 31 sec. W a distance of 222.65 feet; thence S 32 deg. 8 min. 33 sec. W a distance of 122.05 feet; thence N 57 deg. 50 min. 50 sec. W a distance of 214.45 feet to a point lying on the West line of said 1/4-1/4 Section; thence N 0 deg. 2 min. 32 sec. E along said 1/4-1/4 line a distance of 96.96 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land contained 2.25 acres, more or less, in the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of said 1/4-1/4 Section; thence run North along the west 1/4-1/4 line 50.19 feet to the southeasterly right of way of Shelby County Highway #33; thence turn right 54 deg. 12 min. 29 sec. and run northeasterly along said right-of-way 21.06 feet to the point of a counterclockwise curve having a central angle of 22 deg. 04 min. 15.5 sec. and a radius of 1483.65 feet; thence run along the

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arc of said curve 570.76 feet; thence continue tangent to said curve 342.12 feet along said right of way; thence turn right 70 deg. 40 min. 01 sec. and run easterly 91.86 feet to the westerly right of way of Interstate 65, thence turn right 91 deg. 21 min. 55 sec. and run southerly 113.15 feet along said right of way; thence turn right 23 deg. 58 min. 43 sec. and run southwesterly 809.20 feet to a point on the south 1/4-1/4 line, thence turn right 51 deg. 51 min. 07 sec. and run west along the south 1/4-1/4 line 149.73 feet to the point of beginning.

(NO TITLE EXAMINATION PROVIDED ON THIS PARCEL II.)


SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127, Page 382, in Probate Office (Parcel I); (3) Rights of Ways granted to Shelby County by instruments recorded in Deed Book 205, Page 94 and 101 in Probate Office (Parcel I); (4) Right-of-Way granted to State of Alabama by instrument recorded in Deed Book 293, Page 897 in Probate Office (Parcel I).

This property does not constitute the homestead of any of the grantors herein.

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

And Grantors do for themselves, their successors and assigns, covenant with the Grantee, his heirs 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the _____ day of _____, 2000.


James J. Martin


Margie Martin


Roy L. Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margie 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 7th day of February 2000

Brenda H. Clayton
Notary Public

My commission expires: 4-27-2001

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 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 official seal, this the 7th day of February 2000.

Brenda H. Clayton
Notary Public

My commission expires: 4-27-2001

STATE OF FLORIDA)
COUNTY OF PINELLAS)

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

Given under my hand and official seal, this the 3rd day of Feb., 2000

Dorine L. Pearson
Notary Public

My commission expires: 8-30-02



Dorine L. Pearson
MY COMMISSION # CC739816 EXPIRES
August 30, 2002
BONDED THROUGH TROY FARM INSURANCE, FLA.

3 Inst # 2000-05006

02/17/2000-05006
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