

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

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty-five Thousand and No/100 Dollars (\$25,000.00) and other good and valuable consideration, to the undersigned grantor, Jack A. McGuire, a married man, in hand paid by Roy L. Martin, the receipt whereof is hereby acknowledged, the said Jack A. McGuire, a married man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Roy L. Martin (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to a Resurvey of Lot 1, Yeager Commercial Park North, as recorded in Map Book 24, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 242, at Page 952 and Deed 248, at Page 842, in said Probate Office; (3) Restrictions, covenants and conditions as set out in instrument recorded in Inst. No. 1998-15602 in the Probate Office; (4) Restrictions, limitations, conditions and other provisions as set out in Map Book 24, Page 8 in the Probate Office.

Grantor hereby certifies that the above described property does not constitute his homestead (as defined by Section 6-10-2 of the Code of Alabama (1975)).

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

And said Grantor does for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are 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 his successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 5th day of February, 2004.

WITNESSES:



Jack A. McGuire

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire, 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 5th day of February, 2004.

Leanne S. Cantrell
Notary Public

My Commission Expires: 6-31-05