

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

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 Two Hundred Eighty-Five Thousand and No/100 Dollars (\$285,000) to the undersigned Grantors, Mike A. Manning and wife, Missy K. Manning, in hand paid by Roy L. Martin, the receipt whereof is hereby acknowledged, the said Mike A. Manning and wife, Missy K. Manning (referred to herein as "Grantors"), do 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 1-A, according to a Resurvey of Lot 1, Yeager Commercial Park North, as recorded in Map Book 24, at Page 8, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 170, at Page 290, in the Probate Office; (3) Easements as shown by recorded plat, including 7.5 feet on the Southeasterly side and 15 feet on the Southwesterly side of said lot; (4) Restrictions, covenants and conditions as set out in Instrument recorded in Inst. No. 1998-15602, in the Probate Office; (5) Right of Way granted to Shelby County by instrument recorded in Deed 101, at Page 263, in the Probate Office; (6) Encroachment of concrete drive into easement as shown on the survey by R. C. Farmer & Associates dated September 24, 2004; (7) Consent to Removal of Personal Property as recorded in Inst. No. 2000-36054, in the Probate Office

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

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs 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 have executed this conveyance on this the 19th day of October, 2004.

WITNESSES:

A. Marshall

A. Marshall

Mike A. Manning
Mike A. Manning

Missy K. Manning
Missy K. Manning

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike A. Manning and wife, Missy K. Manning, 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 seal this 19th day of October, 2004.



Notary Public

My Commission Expires: 07/14/2007