20050912000470310 1/2 \$314.00 Shelby Cnty Judge of Probate, AL 09/12/2005 11:00:42AM FILED/CERT

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

SEND TAX NOTICE TO: Salem Manor, Inc. 939 Timberlane Circle Calera, Alabama 35040

STATE OF ALABAMA COUNTY OF JEFFERSON

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00), to the undersigned, Roy L. Martin, a married man, ("Grantor"), in hand paid by Salem Manor, Inc. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Roy L. Martin, a married man, does by these presents, grant, bargain, sell and convey unto the said Salem Manor, Inc. the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), 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) Restrictions, covenants and conditions as set out in instruments recorded in Inst. No. 1998-15602 in the Probate Office; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 242, Page 952, and Deed Book 248, Page 842, in the Probate Office; (4) Restrictions, limitations, conditions and other provisions as set out in Map Book 24, Page 8, in the Probate Office; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, not owned by Grantor.

This property does not constitute the homestead of the Grantor herein.

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

And Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of the Real Estate; that the Real Estate is 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 heirs 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 has executed this conveyance on this the day of September, 2005.

WITNESS:

Roy L. Martin

Shelby County, AL 09/12/2005 State of Alabama

Deed Tax:\$300.00

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## STATE OF ALABAMA ) COUNTY OF SHELBY )

**F.**4

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man, 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.

Notally Public

Given under my hand and seal this \_\_\_\_\_ day of September, 2005.

My Commission Expires: 10 10 7

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