20071107000514380 1/2 $34.00
Shelby Cnty Judge of Probate,AL
11/07/2007 02:32:00PM FILED/CERT

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

SEND TAX NOTICE TO:
Richard Byrd
1101 Independence Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Five Thousand and No/100 Dollars ($105,000.00), and other good and valuable consideration, paid to the undersigned grantor, Roy Martin Construction, Inc., an Alabama corporation ("Grantor"), by Richard Byrd ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

A parcel of land in the Northwest ¼ of the Northwest ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at the Southwest corner of Northwest ¼ of the Northwest ¼ of said Section 24 and run North 0 deg. 00 min. 00 sec. West along the West line of said Section 24, a distance of 347.63 feet; thence North 56 deg. 42 min. 40 sec. East a distance of 116.95 feet to a point on the Easterly boundary of Lee Street and the Northerly boundary of County Highway #52 being the Point of Beginning; thence North 76 deg. 46 min. 40 sec. East along County Highway # 52 a distance of 74.45 feet to the Westerly boundary of CSX Railroad, thence North 25 deg. 21 min. 07 sec. West along said railroad 100.20 feet; thence South 60 deg. 32 min. 39 sec. West a distance of 90.75 feet to a point on the Easterly boundary of Lee Street; thence South 38 deg. 08 min. 55 sec. East along Lee Street a distance of 80.05 feet to the Point of Beginning; 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 109, at Page 57, Deed 142, at Page 82, and Deed 170, at Page 278, in the Probate Office; (3) Less and except any portion of subject land lying within any railroad right of way; (4) Encroachment of Garbage Bend and Fence off the land of the Northeasterly side, as shown on the survey by Rodney Y. Shiflett, dated 10/31/07; (5) Encroachment of utility lines onto and/or off the land, as shown on the survey by Rodney Y. Shiflett, dated 10/31/07; (6) Encroachment of asphalt onto and/or off the Southerly and Southwesterly sides of the land, as shown on the survey by Rodney Y. Shiflett, dated 10/31/07.

$85,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey

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the Premises as aforesaid; that Grantor will, and its 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 has executed this conveyance on this the 2nd day of November, 2007.

WITNESS:

Roy Martin Construction, Inc.

By:

Roy L. Martin, as its President

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 as President of Roy Martin Construction, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 2nd day of November, 2007.

Notary Public

My Commission Expires: 07/14/2011

Shelby County, AL 11/07/2007
State of Alabama

Deed Tax:$20.00