

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

**SEND TAX NOTICE TO:**  
**Roy Martin Construction, LLC**  
**1960 Suite A Highway 33**  
**Pelham, AL 35124**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                    )**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Forty Thousand and No/100 Dollars (\$40,000.00), and other good and valuable consideration, paid to the undersigned grantors, Ollie Brown, a married woman, Dollie Childs, a married woman, James E. Lee, a married man, Joe W. Lee, a married man, and Julia Roy, a married woman ("Grantors"), by Roy Martin Construction, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 23 and the Northwest quarter of the Northwest quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3 inch capped pipe found at the Northeast corner of said Section 23; thence in a Westerly direction, along the North line of said Section 23, a distance of 258.00 feet to a point on the Southwest right of way margin of the Atlantic Coast Line Railroad; thence turn a deflection angle left of 117 deg. 16 min. 59 sec. and along said right of way margin, proceed Southeasterly for 559.50 feet to the POINT OF BEGINNING, which is a 1/2 inch open top pipe found; thence along said right of way margin, continue along last described course for 234.54 feet to an iron pin set; thence departing said right of way margin of Atlantic Coast Line Railroad, turn a deflection angle right of 81 deg. 24 min. 04 sec. and proceed Southwesterly for 103.58 feet to an iron pin set; thence turn a deflection angle right of 88 deg. 13 min. 51 sec. and proceed Northwesterly for 233.01 feet to a 1/4 inch pin found in block; thence turn a deflection angle right of 92 deg. 09 min. 31 sec. and proceed Northeasterly for 145.84 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current Taxes; (2) Any minerals or mineral rights leased, granted or retained by prior owners; (3) Less and except any portion of the land lying within any road and/or road right of way; (4) Less and except any portion of the land lying within railroad right of way; (5) Encroachment of Asphalt Drive off of the land on the Southwesterly side, as shown on the Survey of Jim C. McCullers, dated 2-20-



2010; (6) Encroachments of overhead power lines onto and /or off of the land on the Northeasterly and Southwesterly sides, as shown on the Survey of Jim C. McCullers, dated 02/20/2010.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF ANY OF THE GRANTORS OR THEIR SPOUSES.

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

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, his successors and assigns, that they are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Property as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have executed this conveyance on this the 9 day of July, 2010.

**WITNESS:**

Tammy Jones

\_\_\_\_\_

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Ollie L. Brown  
**Ollie Brown**

\_\_\_\_\_  
**Dollie Childs**

\_\_\_\_\_  
**Julia Roy**

\_\_\_\_\_  
**James E. Lee**

\_\_\_\_\_  
**Joe W. Lee**



20100714000222780 2/7 \$73.00  
Shelby Cnty Judge of Probate, AL  
07/14/2010 08:02:17 AM FILED/CERT

2010; (6) Encroachments of overhead power lines onto and /or off of the land on the Northeasterly and Southwesterly sides, as shown on the Survey of Jim C. McCullers, dated 02/20/2010.

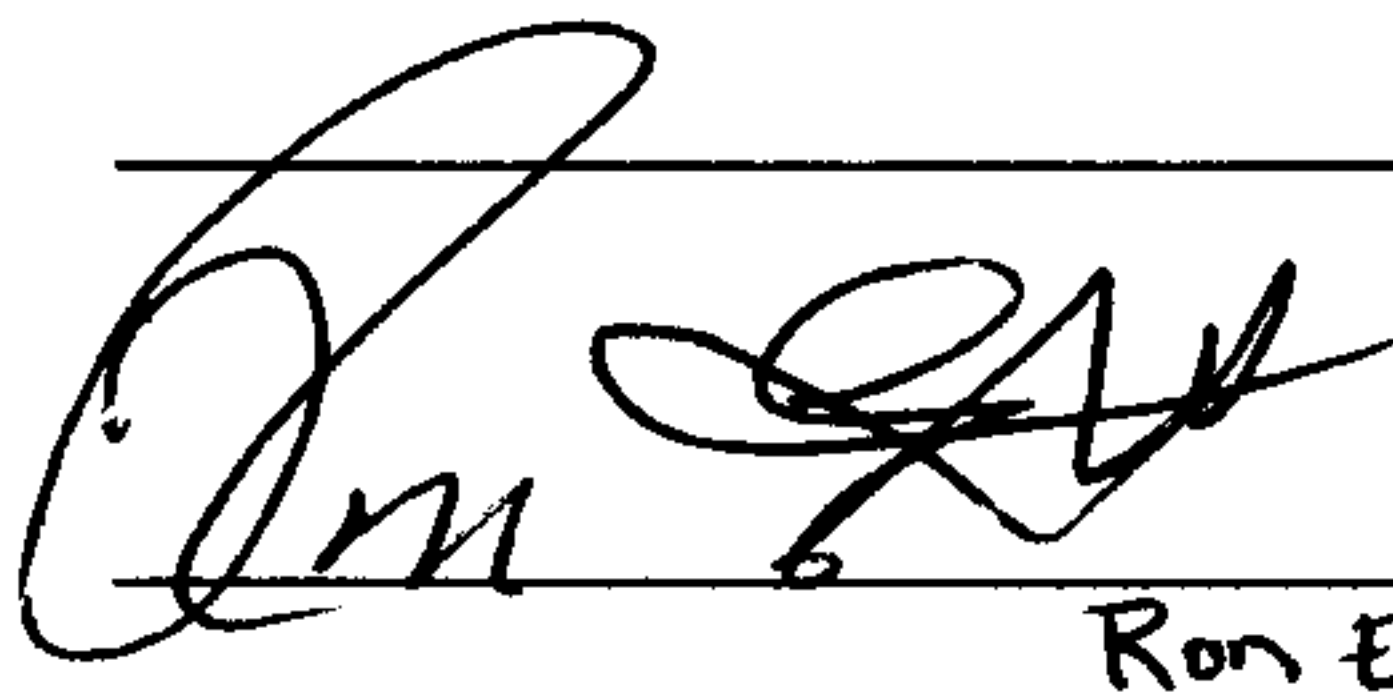
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IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 9 day of July, 2010.

WITNESS:

  
\_\_\_\_\_  
Ron Ellis

\_\_\_\_\_  
Ollie Brown

  
\_\_\_\_\_  
Dollie Childs

\_\_\_\_\_  
Julia Roy

\_\_\_\_\_  
James E. Lee

\_\_\_\_\_  
Joe W. Lee



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**IN WITNESS WHEREOF**, the undersigned have executed this conveyance on this the 13<sup>th</sup> day of July, 2010.

**WITNESS:**

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\_\_\_\_\_  
**Ollie Brown**

\_\_\_\_\_  
**Dollie Childs**

\_\_\_\_\_  
**Julia Roy**

\_\_\_\_\_  
**James E. Lee**

\_\_\_\_\_  
**Joe W. Lee**



20100714000222780 4/7 \$73.00  
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STATE OF ALABAMA )  
COUNTY OF Cherokee )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ollie Brown, a married woman, whose name is signed to 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 seal this 9 day of July, 2010.

Tammy Jones  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES OCTOBER 29, 2013



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STATE OF FLORIDA  
COUNTY OF Williston )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dollie Childs, a married woman, whose name is signed to 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 seal this 9<sup>th</sup> day of July, 2010.



ANN ELLIS  
MY COMMISSION # DD 676777  
EXPIRES: August 26, 2011  
Bonded Thru Budget Notary Services

Ann Ellis  
Notary Public

My Commission Expires: August 26, 2011



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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia Roy, a married woman, whose name is signed to 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 seal this 13<sup>th</sup> day of July, 2010.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/12/2011

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Lee, a married man, whose name is signed to 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 13<sup>th</sup> day of July, 2010.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/12/2011

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe W. Lee, a married man, whose name is signed to 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 13<sup>th</sup> day of July, 2010.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/12/2011