

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, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seven Hundred Thousand and No/100 (\$700,000.00) Dollars to the undersigned grantor, Central Builders Supply, Inc. of Pelham, a corporation, in hand paid by Roy Martin Construction, LLC, the receipt whereof is hereby acknowledged, the said Central Builders Supply, Inc. of Pelham, a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Roy Martin Construction, LLC (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
From the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 14, run in a Westerly direction along the North line of said 1/4-1/4 Section for a distance of 338.75 feet; thence 90 deg. left in a Southerly direction for a distance of 549.07 feet, more or less, to a point on the South right of way line of Industrial Park Drive, said point being the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of 21 deg. 09 min. 31 sec. and a radius of 242.71 feet; thence turn an angle to the left and run along the arc of said curve in an Easterly direction for a distance of 89.63 feet to a point of reverse curve; said second curve being concave in a Northerly direction and having a central angle of 18 deg. 15 min. and a radius of 647.58 feet; thence turn an angle to the left and run along the arc of said curve in an Easterly direction and along the South right of way line of Industrial Park Drive for a distance of 206.27 feet to the end of said curve; thence continue in an Easterly direction along the South right of way line of Industrial Park Drive and along a line tangent to the end of said curve for a distance of 225.00 feet to an existing iron pin being the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of 5 deg. 37 min. and a radius of 2013.57 feet; thence turn an angle to the right and run along the arc of said curve and along the Southerly right of way line of Industrial Park Drive for a distance of 197.39 feet to the point of ending of said curve; thence run in an Easterly direction along the Southerly right of way line of said Industrial Park Drive and along a line tangent to the end of said curve for a distance of 80.20 feet to the point of beginning; thence continue along last mentioned course and in an Easterly direction for a distance of 24.60 feet to the point of beginning of a new curve, said new curve being concave in a Northerly direction and having a central angle of 5 deg. 12 min. and a radius of 2227.17 feet; thence turn an angle to the left and run along the arc of said curve and along the Southerly right of way line of Industrial Park Drive for a distance of 202.13 feet to a point of reverse curve, said newest curve being concave in a Southwesterly direction and having a central angle of 90 deg. and a radius of 25.0 feet; thence turn an angle to the right and run in an Easterly and Southeasterly and Southerly direction and along the arc of said curve for a distance of 39.27 feet to an existing nail being on the West right of way line of Parker Drive; thence run in a Southerly Direction along the West right of way line of said Parker Drive and along a line tangent to the end of said curve for a distance of 342.57 feet to an existing PK nail and being the point of beginning of a new curve, said newest curve being concave in an Easterly direction and having a central angle of 14 deg. 00 min. and a radius of 1077.66 feet; thence turn an angle to the left and run along the arc of said curve in a Southerly direction and being the West right of way line of said Parker Drive for a distance of 263.32 feet to a point of reverse curve, said latest curve being concave in a Westerly direction and having a central angle of 39 deg. 44 min. 05 sec. and a radius of 80.62 feet; thence turn an angle to the right and run along the arc of said curve in a Southerly direction and being the West right of way line of said Parker Drive for a distance of 55.91 feet to a point of intersection with the Northeast right of way line of the Atlantic Coastline Railroad right of way and being marked by an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (116 deg. 36 min. 15 sec. from the chord of last mentioned curve) and run in a Northwesterly direction along the Northeast right of way line of said Atlantic Coastline Railroad right of way for a distance of 662.20 feet; thence turn an angle to the right of 86 deg.

54 min. 44 sec. and run in a Northeasterly direction for a distance of 175.0 feet; thence turn an angle to the right of 87 deg. 15 min. and run in a Southeasterly direction for a distance of 75.0 feet; thence turn an angle to the left of 86 deg. 25 min. 07 sec. and run in a Northeasterly direction for a distance of 254.36 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Rights of way granted to Alabama Power Company by instruments recorded in Volume 289, Page 425; Volume 169, Page 19, and Volume 127, Page 566 in the Probate Office; (3) Rights of way granted to South Central Bell by instrument recorded in Volume 285, Page 183, in the Probate Office; (4) Sanitary Sewer Easement to City of Pelham as shown by instrument recorded in Inst. #1998-30720 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, including those set out in Volume 11, Page 344, in the Probate Office; (6) Pipeline permits in favor of Southern Natural Gas Corporation in Volume 90, Page 296, in the Probate Office; (7) A 100 foot right of way in favor of Atlanta, Birmingham and Atlantic Railroad Company dated 1906, recorded in Volume 36, Page 254, in the Probate Office; (8) Side tract and tract lease agreements respectively in favor of Atlantic Coast Line Railroad Company recorded in Volume 187, Page 339, Volume 187, Page 346, and Volume 148, Page 258, in the Probate Office; (9) Subject to lease, right of way and agreements in favor of ACL Railroad dated December 7, 1963, recorded in Deed Book 229, Page 792 and Deed Book 229, Page 797 in the Probate Office; (10) Less and except any portion of the land lying within railroad right of way.

This conveyance includes forklifts and all building materials existing on the Property, as of this date.

\$507,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

IN WITNESS WHEREOF, the undersigned Grantor, **CENTRAL BUILDERS SUPPLY, INC. OF PELHAM**, by and through John E. White, as its President and CEO, who is authorized to execute this Statutory Warranty Deed, has caused this instrument to be executed on this the 17th day of August, 2010.

WITNESSES:

CENTRAL BUILDERS SUPPLY, INC. OF PELHAM

By: John E. White
John E. White, as President and CEO

**STATE OF ALABAMA
COUNTY OF SHELBY**

Deed Tax : \$193.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. White, whose name as President and CEO of Central Builders Supply, Inc. of Pelham, a 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 17th day of August, 2010.

Notary Public

My Commission Expires: 10/21/2011