



20100914000299320 1/1 \$27.00  
 Shelby Cnty Judge of Probate, AL  
 09/14/2010 10:41:19 AM FILED/CERT

**This instrument was prepared by:**  
 The Law Office of Mickey L. Johnson  
 P.O. Box 430  
 Pelham, Alabama 35124

**Send Tax Notice To:**  
**Roy Martin Construction LLC**  
 1960 HWY.33 Suite A.  
 Pelham, Alabama 35124

**WARRANTY DEED**

**STATE OF ALABAMA  
 SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00).

To the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the undersigned

**LARRY R. ROLLAN SR.**

(Herein referred to as grantor) does grant, bargain, sell and convey unto

**ROY MARTIN COSTRUCTION L.L.C.**

(Herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit: LOT 12 According to the Survey of Woodvale as recorded in Map Book 12, Pages 21 and 22 in the Probate Office of Shelby County, Alabama. Said property being situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtain in connection with this transaction.
2. Mineral and mining rights, including release of damages, recorded in Deed Book 86, Page 182.
3. Right of way granted to Alabama Power Company recorded in Real 189, Pages 620.
4. Agreement with Alabama Power Company recorded in Real 189, Page 630.
5. Right of way granted to Colonial Pipeline as recorded in Deed Book 223, Page 431 and Deed Book 268, Page 211.
6. Right of way granted to Shelby County as recorded in Deed Book 271, Page 726.
7. Easement granted to Southern Natural Gas recorded in Deed Book 91, Page 231.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100406000103720, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in aforesaid property to the grantee.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the law claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of August, 2010.

WITNESS:

\_\_\_\_\_ (seal)

Larry R. Rollan Sr. (seal)

**STATE OF ALABAMA  
 Shelby County**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Larry R. Rollan SR.**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of August, 2010.

Shelby County, AL 09/14/2010

State of Alabama  
 Deed Tax : \$15.00

Victor M. Portella  
 NOTARY PUBLIC  
 My commission VICTOR M. PORTELLA  
**MY COMMISSION EXPIRES**  
**APRIL 12, 2014**