

**Send tax notice to:**

Mr. Roy Martin  
 Roy Martin Construction LLC  
 1960 Highway 33  
 Pelham, AL 35124

STATE OF ALABAMA                   )  
 COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

\$285,000

**THAT IN CONSIDERATION** of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to **NATIONAL BANK OF COMMERCE**, a national banking association, formerly known as Red Mountain Bank, N.A. (hereinafter referred to as the "Grantor"), in hand paid by **ROY MARTIN CONSTRUCTION, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real estate lying in the County of Shelby, State of Alabama, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), subject, however, to the matters described on Exhibit "B" attached hereto and incorporated herein by reference (hereinafter referred to as the "Permitted Exceptions").


**TOGETHER WITH** all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

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

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

*[Signature(s) on following page(s)]*

Shelby County, AL 03/14/2011  
 State of Alabama  
 Deed Tax: \$285.00

  
 20110314000082290 1/4 \$306.00  
 Shelby Cnty Judge of Probate, AL  
 03/14/2011 08:35:38 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the 10<sup>th</sup> day of March, 2011.

**GRANTOR:**

NATIONAL BANK OF COMMERCE

By: *Gary D Wood*  
Name: Gary D. Wood  
Its: Senior Vice President

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary D. Wood, whose name as Senior Vice President of National Bank of Commerce, a national banking association, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such Senior Vice President and with full authority, executed the same voluntarily for and as the act of said national banking association on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of March, 2011.


[NOTARIAL SEAL]

*Theresa Allen Davis*  
Notary Public  
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES: Jan 21, 2015  
FOUNDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:


Lee L. Sheppard, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203  
(205) 254-1000

  
20110314000082290 2/4 \$306.00  
Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT A**

### **Legal Description of Property**

Lot 2, according to Corporate Woods Circle, as recorded in Map Book 38, Page 73, in the Probate Office of Shelby, County, Alabama.

  
20110314000082290 3/4 \$306.00  
Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT B**

### **Permitted Exceptions**

1. Taxes and assessments for the year 2011 and subsequent years, a lien but not yet due and payable.
2. Current zoning classification.
3. Restrictive covenants and building lines of record.
4. Any and all rights to redeem the Property, or any portion thereof, arising under any laws now or hereafter existing, whether statutory, equitable or otherwise, that may currently exist or arise in the future by virtue of the Property, foreclosure deed and/or mortgage instrument;
5. Any and all existing recorded or unrecorded leases.
6. Any mineral and mining rights not owned by Seller.
7. Any and all recorded or unrecorded easements, liens, right-of-way and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, and encroachments, which would be disclosed by a true and accurate survey of the Property.

