

STATE OF ALABAMA

SHELBY COUNTY

DEED OF REDEMPTION

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, on the 7th day of May, 1976 W. JOE MAPES, DISTRIBUTOR, INC., a corporation (herein referred to as the "Mortgagor"), did convey to STEEL CITY CONSTRUCTION COMPANY, a corporation (herein referred to as the "Mortgagee"), the real estate hereinafter described by mortgage deed (the "Mortgage") recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 354, Page 388;

WHEREAS, on the 24th day of September, 1976, the Mortgagor changed its name to STOP AND GO, INC. as evidenced by a Certificate of Amendment to the Corporate Charter of W. Joe Mapes, Distributor, Inc., an Alabama Corp. recorded in the Office of the Judge of Probate of Jefferson County, Alabama in Real Volume 1354, Page 954;

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage, and pursuant to the power of sale contained therein and the laws of the State of Alabama, the Mortgage was duly foreclosed at a foreclosure sale held on March 16, 1981, at which foreclosure sale the Mortgagee was the highest and best bidder and purchased the real estate hereinafter described as evidenced by a Mortgage Foreclosure Deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 331, Page 736;

WHEREAS, on the 22nd day of June, 1981 a judgment was rendered in favor of BIRMINGHAM TRUST NATIONAL BANK, a national banking association (herein referred to as "Grantee"), and against the Mortgagor by the Circuit Court of Jefferson County, Alabama in Case No. CV 81 1245, a certificate evidencing said judgment being recorded in the Office of the Judge of Probate of Shelby County, Alabama in

Book R, Page 29 and in the Office of the Judge of Probate of Jefferson County, Alabama in Real Volume 2153, Page 638;

WHEREAS, pursuant to Section 6-5-239, Code of Alabama, 1975, the Grantee has the right to redeem the real estate hereinafter described by paying to the Mortgagee the amount bid at such foreclosure sale plus ten percent (10%) per annum thereon and all lawful charges and by offering to credit the said judgment against the Mortgagor with the sum prescribed in said Section 6-5-239; and

WHEREAS, pursuant to Section 6-5-239, Code of Alabama, 1975, the Grantee has tendered and paid to the Mortgagee the amount necessary to redeem the real estate hereinafter described and has offered to credit the said judgment with the sum prescribed by said Section 6-5-239, and in consideration thereof, the Mortgagee has executed and delivered this Deed of Redemption to the Grantee.

NOW, THEREFORE, for the consideration described in the foregoing recitals, the payment by the Grantee to the Mortgagee of the sum of Seventy-seven Thousand and 26/100 Dollars (\$77,000.26), the receipt whereof is acknowledged by the Mortgagee, and the credit to the said judgment as aforesaid, the Mortgagee does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of SE 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the northwest corner of said 1/4-1/4 section, thence in a southerly direction along the westerly line of said 1/4-1/4 section, a distance of 870.70 feet; thence 67 degrees 39 minutes left in a southeasterly direction a distance of 103.31 feet; thence 57 degrees 30 minutes 10 seconds left in a northeasterly direction a distance 272.90 feet; thence 90 degrees right in a southeasterly direction a distance of 25.00 feet to the point of beginning; thence continue along last described course a distance of 173.68 feet; thence 82 degrees 30 minutes 50 seconds left in a northeasterly direction a distance of 184.76 feet; thence 113 degrees 39 minutes 19 seconds left in a northwesterly direction a distance of 187.11 feet to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of

73 degrees 49 minutes 51 seconds; thence in a northwesterly direction along said curve a distance of 32.21 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve a distance of 107.07 feet to the point of beginning. Situated in Shelby County, Alabama.

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

THIS CONVEYANCE is subject to the rights of redemption from foreclosure, if any, of the Mortgagor or any other parties who may be entitled to redeem from the Grantee under the redemption laws of the State of Alabama. This conveyance is also subject to ad valorem taxes for the year 1982 which are a lien but not payable until October 1, 1982 and all mineral and mining rights not owned by the Mortgagee.

IN WITNESS WHEREOF, Steel City Construction Company has caused this conveyance to be executed under its seal and on its behalf by its duly authorized officer on the 15th day of March, 1982.

STEEL CITY CONSTRUCTION COMPANY

BY: [Signature] [SEAL]
ITS [Signature]

ACKNOWLEDGMENT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
DEED TAX 77.50
Rec 11.50 1982 MAR 15 PM 3:21
Jud 1.00
83.00
JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, and said State, hereby certify that C. P. Wright whose name as President of Steel City Construction Company, 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 official seal, this 15th day of March, 1982.

[Signature]
Notary Public

My commission expires:

4/8/84