

✓ This Instrument Prepared By:
James E. Roberts, Attorney
2230 Third Avenue North
Birmingham, Alabama 35203
WARRANTY DEED
STATE OF ALABAMA)

SEND TAX NOTICE TO:
Mr. Bobby Klinner
Post Office Box 76088
Birmingham, AL 35253

169

KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of Twenty Five Thousand and No/100 (\$25,000.00) DOLLARS, to the undersigned grantor, I-65 Investment Properties, a general partnership, the receipt of which is hereby acknowledged, the said I-65 Investment Properties (hereinafter referred to as grantor) does by these presents, grant, bargain, sell and convey unto the said Bobby Klinner and Timothy W. McCollum, as tenants in common (hereinafter referred to as grantees) the following described real estate situated in Shelby County, Alabama :

See Exhibit "A" attached hereto for legal description.

The following covenants shall run with this land. The covenants have been imposed as a condition of the conveyance. These covenants can be released or modified only by written approval from I-65 Investment Properties or its assigns.

1. The Grantees agrees that the subject property will not be used for the storage of raw materials and he will not conduct any type of operation in the nature of a junk yard or other similar activity.

2. The Grantees agrees to allow Grantors to reserve the use of a sixty foot easement on the south boundary of the property as shown on that certain drawing issued by Sain South Engineering dated February 5, 1985, signed by Charles Andrew Williams, Registered Surveyor. Said easement has been reserved by Grantors for the purpose of Grantors' ingress and egress to Grantors' remaining property. In the event Grantors request Grantee or his assigns to execute such conveyances as may be necessary to dedicate the subject 60 foot right-of-way as a public road, then Grantee agrees to perform such acts as may be necessary to dedicate the subject property. In the event Grantors determine it will not be necessary to dedicate the 60 foot easement as a public road then Grantors may elect to have joint use of the easement for ingress and egress to and from Grantors' remaining property.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said I-65 Investment Properties does for itself, its successors and assigns, covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Wayne Booth, Ronnie Booth, Ora N. Clayton, Larry Clayton, Thomas N. Clayton, James L. Clayton, Hugh Lee

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Edge and James E. Roberts, all of the partners of I-65 Investment Properties, a general partnership, have hereunto set their signature and seal this the 20th day of February, 1985.

Wayne Booth
Wayne Booth

Ronnie Booth
Ronnie Booth

Ora N. Clayton
Ora N. Clayton

Larry Clayton
Larry Clayton

Thomas N. Clayton
Thomas N. Clayton

James L. Clayton
James L. Clayton

Hugh Lee Edge
Hugh Lee Edge

James E. Roberts
James E. Roberts

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne Booth, Ronnie Booth, Ora N. Clayton, Larry Clayton, Thomas N. Clayton, James L. Clayton, Hugh Lee Edge, and James E. Roberts, whose names are all signed to the foregoing conveyance as partners of I-65 Investment Properties, a general partnership, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily as all of the partners of I-65 Investment Properties.

GIVEN under my hand and official seal this the 20th day of February, 1985.

My Commission Expires:

Notary Public

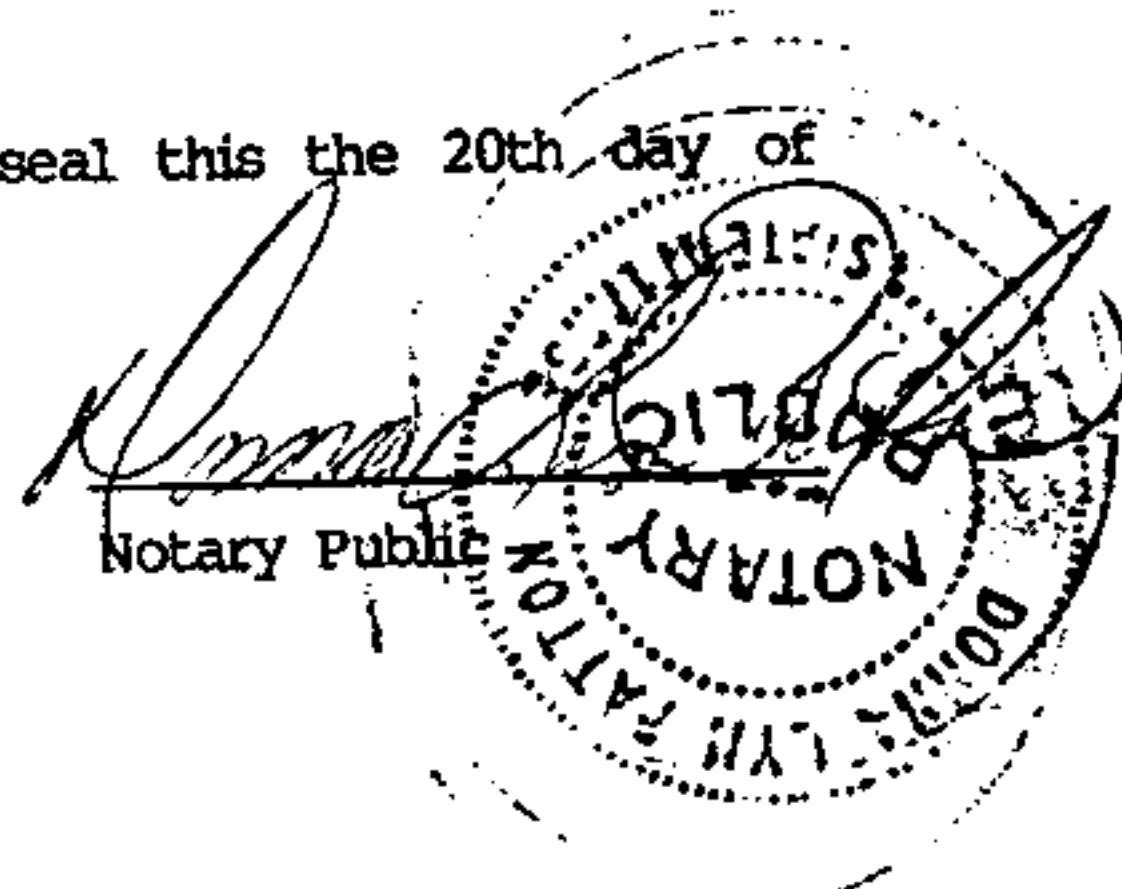


EXHIBIT "A"

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, west of Shelby County Road #87 and being more particularly described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 32; thence east along and with the North line of said Section 32 for 206.25 feet to the point of beginning; thence continue along and with the North line of said Section 32 for 215.76 feet to a point on the westerly right of way margin of Shelby County Road #87; thence with a deflection of 63 degrees 28' 12" right, along and with said margin 48.16 feet to a point and the beginning of a curve to the right; thence with a deflection of 02 degrees 00' 00" right to chord continue along and with said margin and along the arc of said curve (curve having a central angle of 04 degrees 00' 00", a radius of 1352.39 feet, and a chord length of 94.40 feet) 94.42 feet to a concrete monument found; thence with a deflection from chord of 7 degrees 52' 09" left, along and with said margin 97.18 feet to a concrete monument found and the beginning of a curve to the right; thence with a deflection of 17 degrees 05' 46" right to chord, continue along and with said margin and along the arc of said curve (curve having a central angle of 06 degrees 27' 08", a radius of 1372.39 feet, and a chord length of 154.47 feet) 154.55 feet to a point; thence with a deflection of 105 degrees 18' 12" right, 369.30 feet to a point; thence with a deflection of 90 degrees 00' 00" right 360.00 feet to the point of beginning, forming a closing angle of 90 degrees 00' 00".

All mineral and mining rights excepted as previously conveyed in Volume 352, page 805, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAR -4 PM 1:24

Thomas J. Hamilton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>25.00</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>33.50</u>

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