

(Name) J. Fred Powell, Esquire
1600 Bank for Savings Bldg, Birmingham, AL 35203

(Address)

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other valuable
Consideration
to the undersigned grantor, BIRMINGHAM REALTY COMPANY
in hand paid by CAMPCO INVESTMENTS II

DOLLARS,

a corporation,

the receipt of which is hereby acknowledged, the said BIRMINGHAM REALTY COMPANY
does by these presents, grant, bargain, sell and convey unto the said CAMPCO INVESTMENTS II

the following described real estate, situated in SHELBY COUNTY
Part of the E 1/2 of the SW 1/4 of Section 30, Township 19 South,
Range 2 West, Shelby County, Alabama, being more particularly
described as follows:
From the Northwest corner of Lot 2, 2nd Amendment Commercial Subdivision,
Riverchase East 1st Sector, as recorded in Map Book 6 page 139 in the
Office of the Judge of Probate, Shelby County, Alabama, run in a
southerly direction along the west line of said Lot 2 for a distance
of 126.79 feet, more or less, to an existing iron pin, being the point
of beginning; thence continue along last mentioned course for a distance
of 171.97 feet; thence turn an angle to the right of 90 deg. 00 min.
and run in a westerly direction for a distance of 323.89 feet, more or
less, to a point on the easterly right-of-way line of Business Center Drive;
thence turn an angle to the right of 90 deg. 03 min. and run in a northerly
direction along said right-of-way for a distance of 171.97 feet; thence
turn an angle to the right of 89 deg. 57 min. and run in an easterly direction
for a distance of 323.74 feet, more or less, to the point of beginning; being
situated in Shelby County, Alabama.

SUBJECT TO SPECIAL EXCEPTIONS ON ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, To the said CAMPCO INVESTMENTS II
Its successors
and assigns forever.

And said BIRMINGHAM REALTY COMPANY
and assigns, covenant with said CAMPCO INVESTMENTS II
does for itself, its successors

Its successors
and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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

CAMPCO INVESTMENTS II, Its
heirs, executors and assigns forever, against the lawful claims of all persons.
successors

IN WITNESS WHEREOF, the said BIRMINGHAM REALTY COMPANY by its
President, CHAIRMAN, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 9th day of JULY, 19 86.

ATTEST:

STATE OF ALABAMA,
COUNTY OF JEFFERSON

BIRMINGHAM REALTY COMPANY

By

President
CHAIRMAN

I, the undersigned authority, a Notary Public in and for said County, in
said State, hereby certify that S. W. Snyder, Jr.,
whose name as CHAIRMAN President of Birmingham Realty 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 the 9th day of JULY, 19 86.

P.O. Box 7566-A

Jan C. Mc...

EXHIBIT "A"
SPECIAL EXCEPTIONS

1. Taxes for the year 1986 are a lien, but not yet due and payable.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 21 page 339 in Probate Office.
3. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book recorded in Deed Book 101 page 523, Deed Book 139 page 157, Deed Book 167 page 104 and Deed Book 219 page 581 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 5, page 706 in Probate Office.
5. A 10 foot easement on East side as shown on survey of Laurence Weygand, dated July 3, 1986

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

1986 JUL -9 PM 3:38

T. Thomas P. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>30⁰⁰</u>
2. Mtg. Tax	<u>5⁰⁰</u>
3. Recording Fee	<u>1⁰⁰</u>
4. Indexing Fee	<u>36⁰⁰</u>
TOTAL	