

238c

Send Tax Notices To:

THE INDUSTRIAL DEV. Bd. OF VINCENT
PO BOX 10747 MOBILE ALABAMA, AL.

P.O. BOX 46

HIGHWAY 120 BY-PASS

LYNCHBURG, AL. 35150

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$738,499.68 in hand paid by The Industrial Development Board of the Town of Vincent, a corporation (the "Grantee"), to the undersigned grantor, 280 Associates, Ltd., an Alabama limited partnership (the "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14B according to the Amended Map of a Resurvey of Lot 14 of Cahaba Park South as recorded in Map Book 10, Page 15 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due in the year 1986 which are a lien but not due and payable until October 1, 1986;
2. Right of Way to Alabama Power as recorded in Volume 347, page 105 in the Probate Office of Shelby County, Alabama;
3. Covenants, conditions, and restrictions set forth in the Supplemental Declaration of Protective Covenants and Agreements as recorded in Book 92, page 678 in the Probate Office of Shelby County, Alabama;
4. Agreement as recorded in Book 92, page 687 in the Probate Office of Shelby County, Alabama;
5. Right of Way to Alabama Power Company as recorded in Book 46, page 65 in said Probate Office;

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Bradley, Arant

6. Reciprocal Easement as recorded in Real 38, page 59 in the Probate Office of Shelby County, Alabama;

7. Easement for storm drainage and utilities as reflected in the Amended Map of a Resurvey of Lot 14 of Cahaba Park South as recorded in Map Book 10, page 15 in the Probate Office of Shelby County, Alabama and as herein reserved by the Grantor.

Provided, that Grantor hereby reserves for itself and its successors and assigns, a non-exclusive easement to construct, operate, repair and maintain a storm sewer line over and across the property herein conveyed to the Grantee, the location of said easement being reflected as the easement across the northeast portion of Lot 14B as reflected on the Amended Map of a Resurvey of Lot 14 of Cahaba Park South as recorded in Map Book 10, page 15 in the Probate Office of Shelby County, Alabama. Said easement shall run with the land and shall be for the benefit of the following described property:

Lots 11, 12, and 13 according to the Survey of Cahaba Park South as recorded in Map Book 9, page 164 in the Probate Office of Shelby County, Alabama; and Lot 14A according to the Amended Map of a Resurvey of Lot 14 of Cahaba Park South as recorded in Map Book 10, page 15 in the Probate Office of Shelby County, Alabama;

provided that said easement shall be used solely for the underground transmission of storm water. The easement hereby reserved by the Grantor shall include all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress or egress to and from said sewer line and the right to excavate for the construction, replacement, repair and removal thereof.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated

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 Grantee, its
successors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said Grantor, by its General
Partners, who is authorized to execute this conveyance, hereto set
its signature and seal this the 29th day of Sept., 1986.

280 ASSOCIATES, LTD., an Alabama
Limited Partnership

By: [Signature]

Frank Kovach, Jr.
General Partner

By: [Signature]

Billy D. Eddleman
General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County
in said State, hereby certify that Frank Kovach, Jr., whose name
as General Partner of 280 Associates, Ltd., an Alabama limited
partnership, is signed to the foregoing instrument and who is
known to me, acknowledged before me on this day that, being
informed of the contents of the instrument, he, as such General
Partner and with full authority, executed the same voluntarily
for and as the act of said limited partnership on the day the
same bears date.

Given under my hand and official seal of office this
day of September, 1986.

[Signature]
Notary Public



My Commission Expires: _____

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COMMISSION EXPIRES AUGUST 15, 1990

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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 Billy D. Eddleman, whose name as General Partner of 280 Associates, Ltd., an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said limited partnership on the day the same bears date.

Given under my hand and official seal of office this 25th day of September, 1986.

Deborah L. Rangel
Notary Public

My Commission Expires: 8/5/87

My Commission Expires: 8/5/87



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This instrument was prepared by Jack P. Stephenson, Jr.,
3000 SouthTrust Tower, Birmingham, Alabama 35203.

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

1986 SEP 30 PM 12:30

John P. Stephenson, Jr.
Notary Public

1. Doc. Fee: Exempt
2. Mig. Tax: 0.00
3. Recording Fee: 10.00
4. Indexing Fee: 1.00
TOTAL: 11.00