

This instrument prepared by 2624
(Name) John H. Brewer
(Address) Suite 116, 200 Office Park Drive
Birmingham, Alabama 35223



Telephone 205-603-1111
This Form furnished by
Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS
and other good and valuable considerations
to the undersigned grantor, Dantract, Inc., an Alabama corporation

(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto AmSouth Bank, N.A., as Ancillary Trustee for NCB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, as described in Exhibit "A" attached hereto and incorporated herein by reference.

LESS AND EXCEPT all coal, iron ore, oil and gas, and all other mineral and mining rights within and underlying the premises, together with all mining rights and other rights and privileges relating thereto.

SUBJECT TO the following conditions, easements, rights, covenants and restrictions:

1. Sewer Line Easement dated December 31, 1986, from Dantract, Inc., to D&D Water Renovators, Inc., and recorded in Book 107, Pages 968 in the Probate Office of Shelby County, Alabama.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 Page 187 in said Probate Office.
3. Easement to Alabama Power Company as shown by instrument recorded in Real Book 41 Page 840 in said Probate Office.
4. Right-of-Way granted to South Central Bell Telephone by instrument recorded in Deed Book 349 Page 865 in said Probate Office.
5. Protective Covenants for The Meadows-Business Center, as recorded in Misc. Book 46 Page 718 and amended in Book 51 Page 109 and in Book 19 Page 413 in said Probate Office.
6. Sanitary Sewer Lift Station rights to Cahaba Water Renovation Systems, Inc. by Pirata and Dantract dated July 19, 1984 and recorded in Deed Book 358 Page 220 in said Probate Office.
7. Easements for streets and utilities, including the easements shown on survey of The Meadows Business Center, First Sector recorded in Map Book 8 Page 115 in said Probate Office and the right-of-way for Brook Highland Drive and Missionary Ridge Road.
8. Easement for .36 acres to Shelby County, Alabama, for additional road right-of-way by deed dated December 31, 1986 and recorded in Book 107, Page 963 in said Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEE, and its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 31 day of December, 1986

ATTEST:

DANTRACT, INC.

Secretary

By

Charles W. Daniel

President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, *John H. Brewer*

a Notary Public in and for said County, in said State,

hereby certify that Charles W. Daniel

whose name as President of Dantract, Inc.

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 31st day of December

EXHIBIT "A"

DANTRACT, INC.

That part of the South 1/2 of Section 31, Township 18 South, Range 1 West lying North of U. S. Highway 280 and West of Shelby County Highway No. 495, EXCEPT THE FOLLOWING PARCELS:

The North 165 feet of the NW 1/4 of NW 1/4 of SW 1/4, Section 31, Township 18 South, Range 1 West; also except

Lots 1 and 2 according to the Survey of The Meadows-Business Center, First Sector, as recorded in Map Book 8 Pages 115 A & B in the Probate Office of Shelby County, Alabama; also except

From the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 31, Township 18 South, Range 1 West, run thence in an easterly direction along the North line of said quarter-quarter section for a distance of 389.72 feet to the point of beginning of the parcel herein excepted; thence continue in an easterly direction along the North line of said quarter-quarter section for a distance of 347.77 feet; thence turn an angle to the right of 153 deg. 41 min. 26 sec. and run in a southwesterly direction for a distance of 286.75 feet to the beginning of a curve to the right, said curve to the right having a radius of 25 feet, a central angle of 90 deg. and being concave northward; thence run in a westerly to northwesterly direction along the arc of said curve for a distance of 39.27 feet to the end of said curve; thence run in a northwesterly direction tangent to said curve for a distance of 129.14 feet to the point of beginning; also except

Commence at a concrete monument found at the center of Section 31, Township 18 South, Range 1 West, as per plat of survey of K. B. Weygand Alabama Registration Number 11768, dated 25 February 1982; run thence South 89 deg. 12 min. 24 sec. East for 848.96 feet to the point of beginning; continue South 89 deg. 12 min. 24 sec. East for 436.00 feet to the West right of way of Shelby County Highway Number 495; run thence South 0 deg. 22 min. 05 sec. East along said west right of way for 200.0 feet; run thence North 89 deg. 12 min. 24 sec. West for 436.0 feet; run thence North 0 deg. 22 min. 05 sec. West for 200 feet to the point of beginning. Said land being in Section 31, Township 18 South, Range 1 West; also except

That part of the North 165 feet of the NE 1/4 of NW 1/4 of SW 1/4 of Section 31, Township 18 South, Range 1 West not included in Lot 2 according to a survey of The Meadows-Business Center, First Sector recorded in Map Book 8 Pages 115 A & B in the Probate Office of Shelby County, Alabama.

All being situated in Shelby County, Alabama.

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

1986 DEC 31 PM 3:18

Thomas J. Shumaker
JUDGE OF PROBATE

Deed TAX 7,184.00
Rec
\$.00
1.00
7,186.00

