

Send tax notice to
Veronica A. Zeigler
Regency Crown, Unit 600
1200 Beacon Parkway East
Birmingham, Alabama 35209

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

54
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real property to the undersigned First Commercial Bank, a state banking corporation, as Trustee under Indenture of Trust dated August 27, 1987, established by Birmingham Retail Center Associates, Ltd. (hereinafter referred to as "Grantor"), in hand paid by Veronica A. Zeigler (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

The north 45 feet of Lot 13, all of Lots 12, 11, and 10, and the south 25 feet of Lot 9, all in Block 2, Cedar Grove Estates, as recorded in Map Book 3, page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT that portion taken by U. S. Highway 31 right-of-way.

SUBJECT TO:

1. Current ad valorem taxes.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 160, page 64; Deed Book 103, page 54; Deed Book 134, page 25; Deed Book 170, page 252; Deed Book 176, page 377; and Deed Book 160, page 412, in said Probate Office.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 167, page 234, and Deed Book 167, page 242, in said Probate Office.
4. Easement to American Telephone & Telegraph Company as shown by instrument recorded in Deed Book 168, page 473; Deed Book 80, page 44; Deed Book 168, page 495; and Deed Book 168, page 480, in said Probate Office.
5. Easement to Southern Bell Telephone & Telegraph Company as shown by instrument recorded in Deed Book 175, page 409, in said Probate Office.

BOOK 165 PAGE 799

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

THE UNDERSIGNED EXECUTES THIS CONVEYANCE SOLELY IN THE REPRESENTATIVE CAPACITY SET FORTH HEREIN AND HEREBY EXPRESSLY LIMITS ITS LIABILITY HEREUNDER TO THE ASSETS WHICH IT MAY NOW OR HEREAFTER HOLD IN ITS CAPACITY AS TRUSTEE UNDER INDENTURE OF TRUST DATED AUGUST 27, 1987, ESTABLISHED BY BIRMINGHAM RETAIL CENTER ASSOCIATES, LTD., AS AFORESAID.

IN WITNESS WHEREOF, the said First Commercial Bank, a state banking corporation, as Trustee under Indenture of Trust dated August 27, 1987, established by Birmingham Retail Center Associates, Ltd., by RUTH BEAN, its TRUST OFFICER, who is authorized to execute this conveyance, has hereto set its signature and seal on this 30th day of December, 1987.

FIRST COMMERCIAL BANK
AS TRUSTEE UNDER INDENTURE OF TRUST
DATED AUGUST 27, 1987, ESTABLISHED
BY BIRMINGHAM RETAIL CENTER
ASSOCIATES, LTD.

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

88 JAN -4 PM 12:06

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Master 700.00
500
100
706.00

By

Ruth Bean
Its Trust Officer

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that RUTH BEAN, whose name as TRUST OFFICER of First Commercial Bank, a state banking corporation, as Trustee under Indenture of Trust dated August 27, 1987, established by Birmingham Retail Center Associates, Ltd., 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, acting in its capacity as said Trustee.

Given under my hand and seal this 30th day of December, 1987.

Denise A. Woodard
Notary Public

[NOTARIAL SEAL]

My commission expires MY COMMISSION EXPIRES JULY 7, 1991