

STATE OF ALABAMA)

COUNTY OF SHELBY)

668

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Seven Thousand Five Hundred and No/100 Dollars (\$87,500.00) to VALLEYDALE VILLAGE PROPERTIES, an Alabama general partnership whose general partners are Sam W. Bennett, F. Don Siegal, M. J. Perlman, Stonewall Corporation, an Alabama corporation, Marie Investment Company, an Alabama general partnership, Ben N. Perlman, Milton Domit, Eddie Leitman, Robert M. Fierman, Alan Siegal, Jerry Leitman, and Jackson M. Payne (herein called the "Grantor"), in hand paid by FIRST NATIONAL BANK OF COLUMBIANA, a national banking association (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3 according to the survey of Valleydale Village as recorded in Map Book 8, page 141 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, thence run west along the north line of said 1/4 1/4 section a distance of 26.23 feet to the northwesterly right of way line of Valleydale Road; thence turn 39 degrees 51' left and run southwesterly along said right of way line a distance of 252.60 feet; thence turn left 90 degrees 00' and run southeasterly along said right of way line a distance of 10.00 feet to a point on a curve to the right (having a radius of 2833.72 feet and an interior angle of 3 degrees 30' 14") thence turn right 90 degrees 00' to the tangent of said curve and run southwesterly along said right of way line an arc distance of 173.50 feet to the point of beginning of the property described herein thence continue southwesterly along said right of way line (being on a curve to the right having a radius of 2833.72 feet and an interior angle of 2 degrees 34' 04" an arc distance of 126.99 feet; thence from the chord of said curve turn right 83 degrees 28' 42" and run northwesterly a distance of 141.30 feet; thence turn right 95 degrees 03' 48" and run northeasterly a distance of 125.94 feet; thence turn right 84 degrees 39' 30" and run southeasterly a distance of 144.84 feet to the point of beginning.

This conveyance is made subject to the following:

- (a) Liens for ad valorem taxes due October 1, 1988 and thereafter.
- (b) Declaration of Restrictions and Grant of Easements recorded in Misc. Vol. 53, Page 310.
- (c) Easement Agreement recorded in Vol. 330, Page 491.
- (d) Right of way granted to Alabama Power Company by instrument recorded in Vol. 179, Page 331.
- (e) Mineral and mining rights and rights incident thereto recorded in Vol. 232, Page 832.
- (f) Right of way granted to Alabama Power Company by instrument recorded in Vol. 327, Page 457.
- (g) Grant of Easements recorded in Real 63, Page 26 and Real 63, Page 23.

[All documents referred to above were recorded in the Office of the Judge of Probate of Shelby County, Alabama.]

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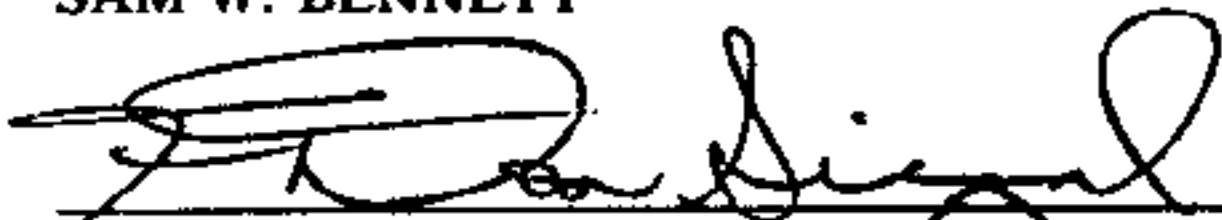
✓ J. N. B. C.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed for and in its name by all its general partners on this 31st day of January, 1988.

VALLEYDALE VILLAGE PROPERTIES
an Alabama general partnership


SAM W. BENNETT


F. DON SIEGAL



M. J. PERLMAN

STONEWALL CORPORATION
an Alabama corporation

By: 
Its: 

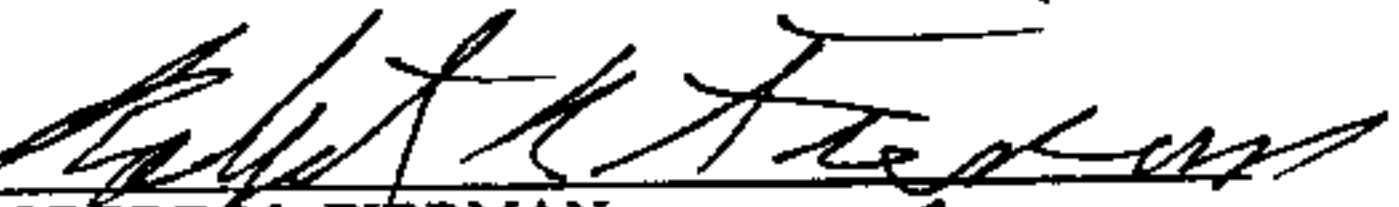
MARIE INVESTMENT COMPANY,
an Alabama general partnership


By: 
Its: 

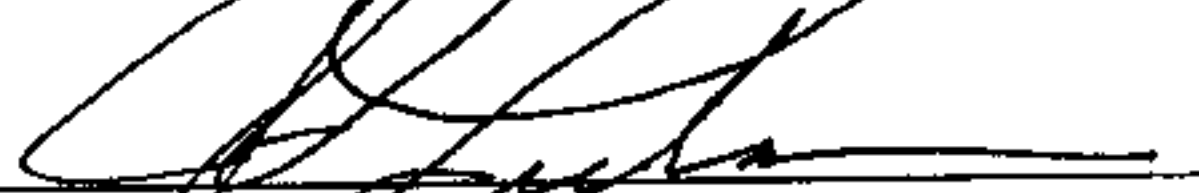

BEN N. PERLMAN


MILTON DOMIT


EDDIE LEITMAN


ROBERT M. FIERMAN


ALAN SIEGAL


JERRY LEITMAN


JACKSON M. PAYNE

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STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAM W. BENNETT, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 28 day of January, 1988.

Eddie B. Belcher
Notary Public

My Commission Expires: 2/5/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. DON SIEGAL, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 31st day of January, 1988.

Carol Coker Cone
Notary Public

My Commission Expires: 12/16/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. J. PERLMAN, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 27 day of January, 1988.

Eddie Belcher
Notary Public

My Commission Expires: 2/5/91

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STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEN N. PERLMAN, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 27 day of January, 1988.

Eddie B. Belcher
Notary Public

My Commission Expires: 2/5/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MILTON DOMIT, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 27 day of January, 1988.

Eddie B. Belcher
Notary Public

My Commission Expires: 2/5/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDDIE LEITMAN, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 31st day of January, 1988.

Carol Cofer Cone
Notary Public

My Commission Expires: 12/16/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT M. FIERMAN, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, is signed to the

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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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 31st day of January, 1988.

Carol Coper Cone
Notary Public

My Commission Expires: 12/16/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALAN SIEGAL, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 31st day of January, 1988.

Carol Coper Cone
Notary Public

My Commission Expires: 12/16/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY LEITMAN, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 31st day of January, 1988.

Carol Coper Cone
Notary Public

My Commission Expires: 12/16/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACKSON M. PAYNE, whose name as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the 31st day of January, 1988.

Carol Coper Cone
Notary Public

My Commission Expires: 12/16/91

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STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONYI POOLMAN whose name as Treas of Stonewall Corporation, an Alabama corporation, as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 and said general partnership.

Given under my hand and official seal, this the 27 day of January, 1988.

Eddie B. Belcher
Notary Public

My Commission Expires: 2/5/91

STATE OF ALABAMA)

JEFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. O. Krawcheck, whose name as General Partner of Marie Investment Company, an Alabama general partnership, as General Partner of Valleydale Village Properties, an Alabama general partnership, 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 General Partner and with full authority, executed the same voluntarily for and as the act of said partnership as general partner of said general partnership.

Given under my hand and official seal, this the 27 day of January, 1988.

Eddie B. Belcher
Notary Public

My Commission Expires: 2/5/91

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

88 FEB 10 PM 3:10

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 87.50
2. Mtg. Tax
3. Recording Fee 15.00
4. Indexing Fee 1.00
TOTAL 103.50