

Send Tax Notice To:

Spradling International, Inc.-South
P.O. Box 634
Trussville, Al. 35173

STATE OF ALABAMA)
 SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 17th day of December, 1990 by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to SPRADLING INTERNATIONAL, INC.-SOUTH, a corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Block 4 Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

BOOK 322 PAGE 913
 Commence at the centerline point of curve station 28 + 99.46; thence turn an angle to the right and run northeasterly for 30.0 feet to the northeasterly right of way of Cahaba Valley Parkway to the point of beginning; thence turn an angle to the right of 90°00'00"; thence run along the northeasterly right of way of Cahaba Valley Parkway for 252.02 feet; thence turn an angle to the left of 90°00'00" and run for 311.76 feet to a point; thence turn an angle of 29°46'00" left and run for 275.00 feet to a point; thence turn an angle to the left of 63°41'00" left and run for 269.94 feet to the easterly right of way of Cahaba Valley Parkway; thence turn an angle to the left of 90°00'00" and run along said right of way of Cahaba Valley Parkway for 413.44 feet to the point of tangent of station 31 + 40.12 and the beginning of a curve to the left, said curve having a radius of 129.32 feet and subtending a central angle of 86°33'00"; thence run along the arc of said curve to the left for 195.35 feet to station 28 + 99.46 and the point of beginning,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. 1991 ad valorem taxes and all subsequent years;
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 268, Page 140, and Real 290, Page 386 in the Probate Office of Shelby County, Alabama;
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 520 and Deed Book 145, Page 378 in the Probate Office of Shelby County, Alabama;
4. 7.5 foot sanitary sewer easement on the North side, slope easement on the East side and a telephone

Nathan, L. L. L.

manhole on the West side of subject property as shown by Survey of Joseph A. Miller, Jr., dated October 16, 1990; and

5. Easement to Alabama Power Company as shown by instrument recorded in Real 292, Page 618 in the Probate Office of Shelby County, Alabama.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be duly executed on this 17th day of December, 1990.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc. Its General Partner

By: Charles H. Stephens
Charles H. Stephens
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal this 17th day of December, 1990.

Inya J. Thorpe
Notary Public
My Commission Expires: 8/23/93

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

0014088

1. Deed Tax	63.50
2. Mfg. Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	1.00
5. Notary Fee	1.00
6. Certified Fee	1.00
Total	72.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 DEC 19 PM 1:17

JUDGE OF PROBATE