

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

W. Clark Watson, Attorney at Law
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

Henry Tyler
c/o Henry Tyler
Construction Corporation
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration paid by HENRY TYLER, (herein referred to as GRANTEE), the receipt whereof is acknowledged, **INVERNESS PROFESSIONAL PARTNERS**, an Alabama general partnership (herein referred to as GRANTOR), does grant, bargain, sell and convey unto GRANTEE, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Volume 4, Page 442; Volume 64, Page 267.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 283, Page 266; Volume 109, Page 290.
4. Assignment of Rents and Leases as recorded in Book 314, Page 14.
5. Mortgage made by Inverness Professional Partners to First Alabama Bank, Birmingham, filed in Real Volume 314, Page 8.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR, by its general partner(s) has hereunto set its hand and seal this 18th day of August, 1992.

WITNESS:

Ramon Suter
Fran Clement

**INVERNESS PROFESSIONAL PARTNERS, an
Alabama general partnership**

By: *Henry Tyler*
Henry Tyler,
Its General Partner
By: *Leslie H. Alhadeff*
Leslie H. Alhadeff,
Its General Partner

Inst # 1992-18666

09/01/1992-18666
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

Value \$10.00
Inst # 1992-23038

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Henry Tyler, whose name as general partner of **INVERNESS PROFESSIONAL PARTNERS**, an Alabama general 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 general partnership.

Given under my official hand and seal this 18th day of August, 1992.

Clark Dator
NOTARY PUBLIC

[SEAL]

My Commission Expires: 11-21-94

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Leslie H. Alhadeff, whose name as general partner of **INVERNESS PROFESSIONAL PARTNERS**, an Alabama general 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 general partnership.

Given under my official hand and seal this 25th day of August, 1992.

Ronald E. Henderson
NOTARY PUBLIC

[SEAL]

My Commission Expires: March 19, 1994

1992-18666
09/01/1992-18666
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

EXHIBIT "A"

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, and run West along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 16.04 feet; thence right $87^{\circ}35'45''$ and run North 192.11 feet to the Southeasterly corner of Lot 1-A of a Resurvey of Lots 1 and 2 of Selkirk Subdivision as recorded in Map Book 7, Page 131 in the Probate Office of Shelby County, Alabama; thence left $42^{\circ}53'58''$ and run Northwesterly along the Northeasterly line of said Lot 1-A 141.34 feet to the Northeasterly corner of said Lot; thence right $75^{\circ}07'07''$ and run Northeasterly 281.85 feet to a point; thence right $120^{\circ}27'01''$ and run Southeasterly 45.00 feet to the POINT OF BEGINNING of the herein described parcel; thence left $110^{\circ}24'45''$ and run Northeasterly 298.84 feet to a point; thence left $19^{\circ}35'13''$ and run Northeasterly 120.0 feet to a point on a curve being on the Southwesterly right-of-way of Inverness Parkway, said curve having a radius of 695 feet and a central angle of $27^{\circ}09'18''$; thence right 90° to the tangent of said point on curve and run Southeasterly along said right-of-way and arc of curve 329.39 feet to a point of compound curvature of a curve to the right having a radius of 25 feet and a central angle of $92^{\circ}08'19''$; thence run Southeasterly to Southwesterly along said right-of-way and arc of curve 40.20 feet to a point of reverse curvature of a curve to the left having a radius of 987.78 feet and a central angle of $8^{\circ}03'11''$, said point of reverse curve being on the Northwesterly right-of-way of Selkirk Drive; thence run Southwesterly along said right-of-way and arc of curve 138.83 feet to the point of tangent; thence continue Southwesterly along said right-of-way 99.28 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of $22^{\circ}59'10''$; thence continue Southwesterly along said right-of-way and arc of curve 200.59 feet to the point of tangent; thence continue Southwesterly along said right-of-way 71.86 feet; thence right $85^{\circ}46'21''$ and run Northwesterly 228.09 feet to the point of beginning;

Inst # 1992-23038

10/12/1992-23038
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 NCD 12.50