

TITLE NOT EXAMINED

Send tax notice to:
George W. Barber, Jr.
36 Barber Court
Birmingham, Alabama 35209

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley, Arant, Rose & White
2001 Park Place Tower, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)
:
SHELBY AND ST. CLAIR COUNTIES)

Inst # 1996-03255
01/31/1996-03255
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 3077.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Million Seven Hundred Thousand and No/100 Dollars (\$4,700,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor"), by George W. Barber, Jr. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters described below, the real property situated in Shelby and St. Clair Counties, Alabama which is more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE "AND TO HOLD unto Grantee, his heirs, executors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1996 and subsequent years.
2. All easements, restrictions, covenants, rights-of-way and other matters of record.

NOTE TO PROBATE OFFICE: For purposes of calculating the deed recording tax, the value of the property in each county is set forth below:

Shelby County	\$	3,060,920.00
St. Clair County	\$	1,639,080.00
Total	\$	4,700,000.00

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 25th day of January, 1996.

BIRMINGHAM REALTY COMPANY

By: 

Its: President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham, III, whose name as President of Birmingham Realty Company, a corporation, 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.

Given under my hand and official seal this the 25th day of January, 1996.



Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

EXHIBIT A

Legal Description

Shelby County, Alabama

Containing 960 acres m/l

In Section 23, Township 17 South, Range 1 East

(40+/- acres)

S.E. 1/4 of the S.E. 1/4

In Section 24, Township 17 South, Range 1 East

(360+/- acres)

S. 1/2, less the S.W. 1/4 of the N.W. 1/4 of the S.W. 1/4

S.E. 1/4 of the N.E. 1/4

S. 1/2 of the S. 1/2 of the S.E. 1/4 of the N.W. 1/4

In Section 25, Township 17 South, Range 1 East

(320+/- acres)

N. 1/2 of the N.E. 1/4

N.W. 1/4

N. 1/2 of the S.W. 1/4

In Section 26, Township 17 South, Range 1 East

(240+/- acres)

N.W. 1/4, less the N.W. 1/4 of the N.W. 1/4

S.E. 1/4 of the N.E. 1/4

E. 1/2 of the S.W. 1/4 of the N.E. 1/4

E. 1/2 of the N.E. 1/4 of the N.E. 1/4

N.E. 1/4 of the S.E. 1/4

St. Clair County, Alabama

Containing 1365 acres m/l

In Section 19, Township 17 South, Range 2 East

(460+/- acres)

S. 1/2

S. 1/2 of the N.W. 1/4

S.E. 1/4 of the N.E. 1/4

S. 1/2 of the N.W. 1/4 of the N.W. 1/4

In Section 20, Township 17 South, Range 2 East

(223 +/- acres)

W. 1/2 of the N.W. 1/4
S.W. 1/4, less the S. 210 feet of the
N.W. 1/4 of the S.W. 1/4 lying
W. of an un-named road and the
N. 3/4 of the W. 1/2 of the
S.E. 1/4 of the S.W. 1/4

In Section 29, Township 17 South, Range 2 East

(240 +/- acres)

N.W. 1/4
S. 1/2 of the S.W. 1/4

In Section 30, Township 17 South, Range 2 East

(280 +/- acres)

N. 1/2 of the N. 1/2
E. 1/2 of the S.E. 1/4
S.E. 1/4 of the N.E. 1/4

In Section 31, Township 17 South, Range 2 East

(2 +/- acres)

E. 66 of the N.E. 1/4 of the N.E. 1/4

In Section 32, Township 17 South, Range 2 East

(160 +/- acres)

N. 1/2 of the N.W. 1/4
W. 1/2 of the N.E. 1/4

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