

**THIS INSTRUMENT PREPARED BY
AND UPON RECORDING SHOULD BE
RETURNED TO:**

J. Fred Powell, Esquire
BURR & FORMAN
Suite 3100, SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203-3202

SEND TAX NOTICE TO:

✓ Rime Investments
100 Village Street
Birmingham, Alabama 35242

Inst # 1996-13509

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered as of the 31st day of March, 1996, by RIME CONSTRUCTION COMPANY, INC., an Alabama corporation (Grantor") in favor of RIME INVESTMENTS, an Alabama general partnership (Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and 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 are hereby acknowledged by Grantor, and the consummation of a like-kind exchange of property pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

All of those Tract(s) and Parcel(s) of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1996, and for all subsequent years thereafter.
2. Fire district dues and library district assessments due and payable October 1, 1996 and all subsequent years thereafter.
3. Mining and mineral rights not owed by Grantor.
4. All applicable zoning ordinances.
5. The Greystone Office Park Declaration of Covenants, Conditions and Restrictions dated September 18, 1992 and recorded as Instrument No. 1992-22117 in the Probate Office of Shelby County, Alabama, as amended.
6. Agreement between Shelby Cable, Inc. and Daniel Oak Mountain Limited Partnership recorded in Shelby Book 350, Page 545, aforementioned records.

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7. Right-of-way granted Alabama Power Company recorded in Shelby Book 377, page 441, aforementioned records.
8. Easement granted to Shelby County, Alabama recorded in Book 235, Page 574, aforementioned records.
9. Rights of others in use of private roads.
10. Right-of-way granted to Alabama Power Company recorded in Shelby Deed Book 109, Page 505; Shelby Deed Book 112, Page 516; Shelby Deed Book 109, Page 501; Shelby Deed Book 186, Page 223 and Shelby Deed Book 239, Page 214, aforementioned records
11. Restrictions appearing of record in Shelby Book 265, Page 96; Shelby Misc. Book 12, Page 845; Shelby Misc. Book 15, Page 844, aforementioned records.
12. Covenants and agreements for water service as set forth in Agreement recorded in Shelby Book 235, Page 574, aforementioned records.

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

IN WITNESS WHEREOF, the undersigned RIME CONSTRUCTION COMPANY, INC. has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

RIME CONSTRUCTION COMPANY, INC.

By: *Irving Messler* Pres.
Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that *Irving Messler* whose name as President of RIME CONSTRUCTION COMPANY, INC., an Alabama corporation, is signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of April, 1996.

Sandra Jackson
NOTARY PUBLIC
My Commission Expires 11/4/98

"Exhibit A"

LEGAL DESCRIPTION
PORTION OF LOT 1 - GREYSTONE COMMERCIAL

STATE OF ALABAMA
SHELBY COUNTY

Lot 1, according to the Survey of Greystone Commercial, as recorded in Map Book 20, Page 57, in the Probate Office of Shelby County, Alabama; less and except that certain parcel of land situated in the SW 1/4 of the SE 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast Corner of said SW 1/4 of the SE 1/4 of said Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run South 89 degrees 54 minutes 45 seconds West along the South Line thereof for a distance of 464.01 feet to a point on the Southeast Line of Lot 1 of Greystone Commercial, as recorded in Map Book 20, Page 57 in the Office of the Judge of Probate in Shelby County, Alabama; thence run North 22 degrees 07 minutes 01 seconds East along said Southeast Line for a distance of 176.75 feet to the Point of Beginning, said point being on a curve to the right having a radius of 789.06 feet and a central angle of 7 degrees 51 minutes 23 seconds, and also being on the Southwest Line of a 60 foot wide Sanitary Sewer Easement recorded in Deed Book 206, Page 913 in the Office of the Judge of Probate in Shelby County, Alabama. From said point of beginning, turn an angle to the left of 75 degrees 24 minutes 41 seconds to the tangent of said curve and run in a northwesterly direction along the arc of said curve and along said Southwest Line of said 60 foot wide Sanitary Sewer Easement for an arc distance of 108.20 feet to the end of said curve; thence run North 45 degrees 26 minutes 17 seconds West tangent to said curve and along said Southwest Line for a distance of 64.92 feet to a point on the Southeast Right-of-Way Line of Hugh Daniel Drive, said point being on a curve to the left having a radius of 579.60 and a central angle of 10 degrees 28 minutes 32 seconds; thence turn an angle to the right of 125 degrees 41 minutes 09 seconds to the tangent of said curve and run in a northeasterly direction along the arc of said curve and along said Southeast Right-of-Way Line for an arc distance of 105.97 feet to the end of said curve and the Northeast Line of said Lot 1; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds from the tangent of said curve and leaving said right-of-way line run South 20 degrees 13 minutes 41 seconds East along said Northeast Line for a distance of 115.98 feet to the most Easterly Corner of said Lot 1; thence run South 22 degrees 07 minutes 01 seconds West along said Southeast Line of said Lot 1 for a distance of 37.24 feet to the Point of Beginning of the herein described parcel of land. Said parcel contains .21 acres and is subject to easements and restrictions of record.

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