

This instrument prepared without
examination of title by:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Michael D. Fuller
#1 Shades Creek Parkway
Birmingham, Alabama 35209

Inst # 1996-17251

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company, formerly known as School House Properties, an Alabama general partnership ("Grantor"), in hand paid by MICHAEL D. FULLER ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE ¼ of the NE ¼ of Section 5, Township 19, Range 1 West and more particularly described as follows:

Begin at the NW corner of the SE ¼ of the NE ¼ of Section 5, Township 19, Range 1 West, and run East along the North line of said ¼-¼ section for a distance of 660.0 feet; thence turn an angle to the right of 90 deg. 56 min. and run south for a distance of 933.78 feet for the point of beginning of the property herein conveyed; from this point of beginning continue on South a distance of 275.0 feet; thence turn West and run a distance of 660.0 feet; thence turn North and run a distance of 275.0 feet; then turn east and run 660.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with all of Grantor's right, title and interest in and to that certain right of way easement granted to School House Properties by Secor Bank in that certain Grant of Right of Way recorded as Instrument #1995-02599 in the Probate Office of Shelby County, Alabama.

The property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1995 and for all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mining and mineral rights not owned by Grantor.
4. All applicable zoning ordinances.
5. All easements, restrictions, covenants, reservations, agreements, rights-of-way and any and all other matters of public record.

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10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 161.00

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, Grantor, TAYLOR PROPERTIES, L.L.C. has hereto set its signature and seal this 29th day of September, 1995.

TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company, formerly known as School House Properties, an Alabama general partnership

By.


Wendell H. Taylor
Its Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Wendell H. Taylor, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, 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, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 29th day of September, 1995.


Notary Public

[SEAL]

My commission expires:

7/26/97

tp/tcc15

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