

STATE OF ALABAMA
COUNTY OF SHELBY

96-28791

WARRANTY DEED

Simi Mortgage

KNOW ALL MEN BY THESE PRESENTS that SAM U. HARDIE and VIRGINIA C. HARDIE, husband and wife, hereinafter called the Grantors, for and in consideration of the sum of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS and other good and valuable consideration, acknowledged by the said Grantors to have been paid in hand to it by PINNACLE TOWERS INC., a Delaware Corporation, hereinafter called the Grantee, this day bargained and sold and by these presents does, subject to the matters herein contained, hereby GRANT, BARGAIN, SELL and CONVEY, unto the said Grantee, its successors and assigns, all that real property situated and lying in the County of Shelby, State of Alabama, hereinafter described as follows, to-wit:

Inst • 1996-35837

Lots 7 and 8, according to the Map of Skyland, situated in the Northeast 1/4 of Section 8, Township 19, Range 1 West, as recorded in Map Book 3, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT, HOWEVER TO:

1. Transmission line permit in favor of Alabama Power Company recorded in Book 149, page 380.

2. Liens for taxes due in year 1996 not yet due and payable.

The full consideration herein was paid from a mortgage loan closed simultaneously herewith.


TOGETHER WITH ALL AND SINGULAR the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

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

Taxes for 1996 are to be pro rated as of this date.

AND, except as provided above, the Grantors hereby covenant with the said Grantee that the Grantors are seized of an indefeasible estate in fee simple in and to the above described property, are in the peaceable possession thereof, and have a perfect right to sell and convey the same, that said property is free from all encumbrances, and that the Grantors hereby warrant and will forever defend the title to and possession of the said property unto the said Grantee against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be executed on this 21 day of October, 1996.


SAM U. HARDIE

10/29/1996-35837
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

RETURN TO: Adams & Reese
P.O. Box 1348
Mobile, AL 36633

Virginia C. Hardie
VIRGINIA C. HARDIE

STATE OF Alabama
COUNTY OF Handerale

I, Judy J. Mangrum, a Notary Public in and for said State and County, do hereby certify that SAM U. HARDIE and VIRGINIA C. HARDIE whose names are signed to the foregoing instrument and who are known to me, each individually acknowledged before me on this day that, being informed of the contents of said instrument they executed the same voluntarily on the day the same bears date.

Given under my hand on this the 21st day of October, 1996.

Judy J. Mangrum
NOTARY PUBLIC
My Commission Expires: 12/30/96

The address of the Grantors is:

1565 Wilson Lake Shores Road
Muscle Shoals, AL 35661

The address of the Grantee is:

1800 Second Street, Suite 758
Sarasota, Florida 34236

This instrument prepared by:

CATHERINE FILHIOL GOLDEN
ADAMS and REESE, L.L.P.
4500 One St. Louis Centre
Post Office Box 1348
Mobile, Alabama 36633

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