

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
W. E. Powers
Post Office Box 130427
Birmingham, Alabama 35213

Inst # 1998-30710

STATE OF ALABAMA
COUNTY OF JEFFERSON

GENERAL PARTNERSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Sixty Four Thousand Five Hundred and 00/100 Dollars (\$64,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Cahaba River Properties, an Alabama General Partnership** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Powerstructures, Inc., an Alabama Corporation**, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of **Jefferson/Shelby** and State of Alabama, to-wit:

Lots 4, 6 and 7 according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, page 135, in the Probate Office of Shelby County, Alabama and also filed in Map Book 176, page 15, in the Office of the Judge of Probate of Jefferson County, Alabama.

Note: This deed was prepared without the benefit of a title search, survey or previous deed.

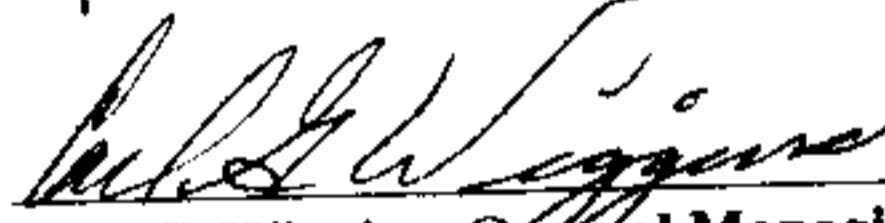
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Jefferson/Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the **Cahaba River Properties** has hereunto set its signature by **Carl G. Wiggins** its **General Managing Partner** on this the **24th** day of **July, 1998**.

Cahaba River Properties

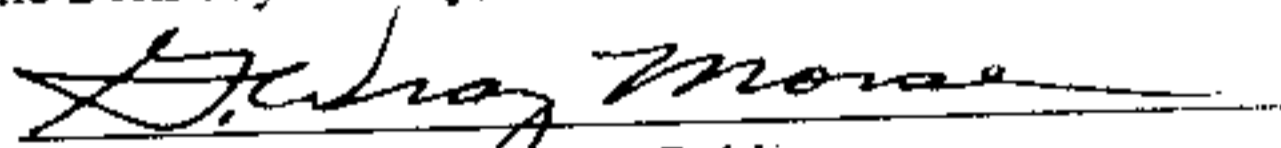


Carl G. Wiggins, General Managing Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Carl G. Wiggins** as **General Managing Partner** of **Cahaba River Properties, an Alabama General Partnership**, 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 as such duly authorized officer executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the **24th** day of **July, 1998**.


G. Wray Morse - Notary Public

My Commission Expires: **9/10/2000**

INST # 1998-30710

08/11/1998-30710
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

State of Alabama - Jefferson County
I certify this instrument filed on:
1998 JUL 29 A.M. 09:16
Recorded and \$ 64.50 Mtg. Tax
and \$ 4.50 Deed Tax and Fee Amt.
\$ 69.00 Total \$
GEORGE R. REYNOLDS, Judge of Probate

