

SEND TAX NOTICE TO:

BEIL PROPERTIES, LTD.  
133 Westover Rd.  
Harpersville, AL 35078

STATE OF ALABAMA )

SHELBY COUNTY )

GENERAL WARRANTY DEED

500 00

THIS IS A GENERAL WARRANTY DEED executed and delivered as of December 31, 1998, by CLIFFORD O. BEIL, as Trustee of the Clifford O. Beil Trust (hereinafter referred to as the "Grantor"), to BEIL PROPERTIES, LTD. (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, Grantor does by these presents grant, bargain, sell and convey unto the Grantee the real estate described hereto and located in Shelby County, Alabama (the "Property"):

All that part of the SW 1/4 of the NE 1/4 of Section 30, Township 19 South, Range 2 East lying North of New U.S. Highway 280 and South of Old U.S. Highway 280, being situated in Shelby County, Alabama.

The SW 1/4 of SE 1/4, Section 19, Township 19 South, Range 2 East. Also an easement 70.0 feet in width, 35 feet on each side of a center line described as: Commence at the NW corner of Section 30, Township 19 South, Range 2 East and run thence East along the North line of said Section 30 a distance of 1601.90 feet to the West right of way line of U.S. Highway 280; thence turn an angle of 83 deg. 12' to the right and run along said right of way a distance of 197.40 feet; thence turn an angle of 2 deg. 58' to the left and run a distance of 337.10 feet to a point on said right of way line; thence turn an angle of 47 deg. 31' to the left and run a distance of 193.48 feet to point on East right of way of said highway and the point of beginning; thence turn an angle of 48 deg. 02' to the left and run a distance of 75.32 feet; thence turn an angle of 53 deg. 28' to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13' to the right and run a distance of 340.14 feet to a point on East line of NE 1/4 of NW 1/4 of said Section 30; which point is 35 feet South from the NE corner and the point of ending. Also an easement 70.00 feet in width (35.00 feet on each side of a centerline) described as: Commence at the NW corner of the NW 1/4 of NE 1/4 of said Section 30, Township 19 South, Range 2 East; thence run South a distance of 35.00 feet to the point of beginning; thence turn an angle of 149 deg. 30' to the left and run a distance of 66.99 feet to the point of ending, which point is 57.11 feet East of the NW corner of the NW 1/4 of the NE 1/4 of said Section 30. Situated in Shelby County, Alabama.

All that part of the W 1/2 of the NE 1/4 of Section 30, Township 19 South, Range 2 East, which lies North of Florida Short Route U.S. Highway 280 right of way except easement conveyed to Weeks and Starcher as described in Deed Book 234, page 48 in Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

1. Ad Valorem taxes for tax year 1998 and subsequent years;

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02:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CMH 11:50

Inst # 1999-00236

2. Mortgages, easements, restrictions, set-back lines, rights of way and other limitations, if any, of record.

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

This Warranty Deed has been prepared without the benefit of a title search.

The Grantor does for himself, and his successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and the Grantor's successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on the date stated below, and delivered as of December 31, 1998.

*Clifford O. Beil*

**CLIFFORD O. BEIL**, Trustee of the  
Clifford O. Beil Trust

**STATE OF ALABAMA    )**

**JEFFERSON COUNTY    )**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **CLIFFORD O. BEIL**, whose name as Trustee of the Clifford O. Beil Trust 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 instruments, he, in his capacity as such Trustee, executed the same voluntarily as of December 31, 1998.

Given under my hand and official seal, the 31st day of December, 1998.

*[Signature]*

Notary Public

My Commission Expires: 12-31-99

THIS INSTRUMENT PREPARED BY:  
Andrew J. Potts, Esq.  
Berkowitz, Lefkowitz, Isom & Kushner, P.C.  
1600 SouthTrust Tower  
Birmingham, Alabama 35203

Inset # 1999-00236

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