

This instrument was prepared by:

James E. Roberts
P. O. Box 370004
Birmingham, Alabama 35237

Send tax notice to:

Allen F. ~~Riha~~ and Deborah L. ~~Riha~~

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Thousand and No/100 DOLLARS (\$150,000.00),
to the undersigned grantor, I-65 Investment Properties, in hand paid by Allen F. ~~Riha~~ and
Deborah L. Riha, receipt of which is hereby acknowledged, the said I-65 Investment
Properties does by these presents, grant, bargain, sell and convey unto the said Allen F. ~~Riha~~
and Deborah L. Riha (the "Grantees"), the following described real estate situated in Shelby
County, Alabama.

SEE LEGAL ATTACHED AS EXHIBIT A

Mineral and mining rights excepted.
Subject to all easements and restrictions of record.
Lot 11 is subject to recorded covenants and restrictions.

James L. Clayton and James E. Roberts execute this Warranty Deed by virtue of their positions as
managing partners of Grantor and represent that they have full and authority from I-65 Investment
Properties to execute same.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees,
their heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from
all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said I-65 Investment Properties has caused these presents
to be executed by its general partners, James L. Clayton and James E. Roberts, who are
authorized to execute this conveyance, and who have hereto set their signatures and seal, this the
17th day of November, 1998.

ATTEST:

Inst # 1999-30325

07/20/1999-30325
10:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MMS 163.50

By James E. Roberts
James E. Roberts, a general partner

By James L. Clayton
James L. Clayton, a general partner

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County in said State, hereby certify that James L. Clayton, whose name as General Partner of I-65 Investment Properties, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 17th of November, 1998.

James E. Roberts
Notary Public

[Seal]

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 7, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County in said State, hereby certify that James E. Roberts, whose name as General Partner of I-65 Investment Properties, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 17th of November, 1998.

Jennifer L. Luma
Notary Public

[Seal]

My commission expires: 10-29-2000

EXHIBIT A

Parcel I:

Lot 11, according to the Survey of Airport Industrial Complex, as recorded in Map Book 19, Page 116, in the Probate Office of Shelby County, Alabama.

Parcel II:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the east line of said quarter-quarter a distance of 648.91 feet to a steel rebar corner; thence turn 92 degrees 16 minutes 54 seconds right and run westerly a distance of 301.08 feet to a steel rebar corner on the northeasterly right of way line of Interstate Highway No. 65 (I-65); thence turn 63 degrees 10 minutes 30 seconds right and run northwesterly along said Highway right of way line a distance of 775.09 feet to a steel rebar corner on the north line of said southeast quarter of the southwest quarter line a distance of 698.82 feet to the point of beginning.

Subject to:

Easement(s); building line; and, restrictions as shown on recorded map.

Restrictions and covenants appearing of record in Real 265, Page 628; Inst. #1998-13278; Volume 352, Page 818 and Volume 352, Page 805.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Inst # 1999-30325

**07/20/1999-30325
10:27 AM CERTIFIED**

SHELBY COUNTY JUDGE OF PROBATE

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