

This instrument was prepared by

(Name) Dudley P. Cottrell

(Address) 3124 Lorna Road, Birmingham, Ala.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand One Hundred Seventeen and 09/100 Dollars...
(\$118,117.09)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Lester Clayton Wyatt and wife, Mary E. Brown Wyatt; Charles Stewart and wife,
Rita Stewart

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Oak Mountain Office Park, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

The NW 1/4 of the NE 1/4 and SE 1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West;
Also all that part of the SW 1/4 of the NW 1/4 lying east of U.S. Highway 31;
Also all that part of the NW 1/4 of NW 1/4 lying east of U.S. Highway 31 and south of
Cahaba Valley Creek (also known as Bishop Creek);
Also all that part of the NE 1/4 of NW 1/4 lying south and east of Cahaba Valley Creek
(also known as Bishop Creek);
All being a part of Section 6, Township 20 South, Range 2 West, EXCEPTING, however,
right of way and entrance by State of Alabama to Oak Mountain Park;
Also that part of the SE 1/4 of SW 1/4 lying south and east of Cahaba Valley Creek
(also known as Bishop Creek), located in Section 31, Township 19 South, Range 2 West.
The above acres consisting of 120 acres more or less.

Subject to Right of Way granted to Alabama Power Company by instrument(s) recorded in
Deed Book 101, Page 506; Deed Book 112, Page 513; Deed Book 170, Page 258 and Deed Book 175,
Page 57.

Also subject to deed from Mattie L. Johnson to United States of America covering entrance
and right of way to Oak Mountain Park.

Grantee to assume that certain mortgage executed by Lester Clayton Wyatt and wife,
Mary E. Brown Wyatt; Charles Stewart and wife, Rita Stewart to The First Bank of Alabaster,
dated November 28, 1969, filed for record on December 2, 1969, 4:41 P.M., and recorded
in Mortgage Book 312, Page 938, in the Probate Office of Shelby County, Alabama.

Also Grantee to assume that certain mortgage executed by Lester C. Wyatt and wife,
and Charles W. Stewart and wife, to Lyndel J. Cline and Addie J. Smith and Rollin J. Johnson
in the amount of \$76,903.65, dated December 13, 1966 and recorded in Mortgage Volume 304,
Page 508, in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, its
successors and assigns, that we (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that we (we) have a good right to sell and convey the same as aforesaid; that we (we) will and my (our)
heirs, executors and administrators 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, we have hereunto set our hands(s) and seal(s), this 18th
day of July, 1970.

U.C.C. FILE NUMBER ON
REC. BK. & PAGE AS SHOWN REC
CONFIRMED
JUL 22 1970
118-117-09

Lester Clayton Wyatt (Seal)
Mary E. Brown Wyatt (Seal)
Charles Stewart (Seal)
Rita Stewart (Seal)

743 STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Dudley P. Cottrell, a Notary Public in and for said County, in said State,
hereby certify that Lester Clayton Wyatt and wife, Mary E. Brown Wyatt; Charles Stewart and wife,
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 18th day of June, A. D., 1970

Dudley P. Cottrell
Notary Public.