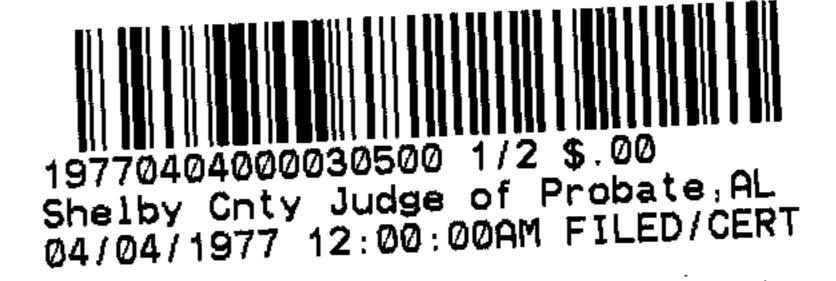
anly Yeild

27 Brown-Mark Bullulus
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Six Thousand and No/100 Dollars (\$96,000.00) and the execution of a Purchase Money Mortgage to the undersigned grantor, BIRMINGHAM-SOUTHERN COLLEGE, a corporation, in hand paid by Albert W. Neller, grantee, the receipt of which is hereby acknowledged, the said BIRMINGHAM-SOUTHERN COLLEGE, does by these presents, grant, bargain, sell and convey unto the said Albert W. Keller the following described real estate, situated in Shelby Ccunty, Alabama, to-wit:

Southwest 1/4 of Section 6, Township 19 South, Range 1 West of the Huntsville Meridian, situated in Shelby County, Alabama.

Subject to current taxes.

Subject to right of way to Shelby County recorded in Deed Book 135, Page 50, in the Probate Office of Shelby County, Alabara.

Until the Purchase Money Mortgage executed simultaneously herewith is paid in full, Albert W. Keller, his heirs and assigns, agree that the only development to occur on any of subject property will be residential homes with a minimum of 1800 square feet and minimum sales price of \$60,000, except that the property south of Cahaba Valley Road (Highway 119) may be developed commercially, and furthernore that public paved road access shall be provided at grantee's expense from Cahaba Valley Road to property remaining covered by the Purchase Money Mortgage.

and assigns forever. And said BIRMINGHAM-SOUTHERN COLLEGE, does for itself, its successors and assigns, covenant with the said Albert W. Keller, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as mentioned above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Albert W. Keller, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said BIRMINGHAM-SOUTHERN COLLEGE, by its President, Neal R. Berte, and its Treasurer, Ernest B. Chew,

Jr., who are authorized to execute this conveyance, has hereto set its signature and seal, this the $\sqrt{8^{15}}$ day of March, 1977.

BIRMINGHAM-SOUTHERN COLLEGE

BY: Neal R. Berte, Its President

Ernest B. Chew, Jr., Its Treasurer

STATE OF ALABAMA)

JEFFERSON COUNTY)

19770404000030500 2/2 \$.00 Shelby Cnty Judge of Probate, AL 04/04/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neal R. Berte, whose name as President and Ernest B. Chew, Jr., whose name as Treasurer of BIRMINGHAM-SOUTHERN COLLEGE, a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the $28^{\frac{10}{2}}$ day 1977.

Henaldine C. January Notary Public

Da Jang Good

And 3 and

5