

This instrument was prepared by  
(Name) Jerry E. Held, Sirote, Permutt, Friend, Friedman, Held & Apolinsky, P.A.  
(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$ 30,000

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert W. Bone and wife, Barbara B. Bone and B. L. Chenault and wife, Tony S. Chenault

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Blumenthal-Morgan Park, Ltd., a general partnership

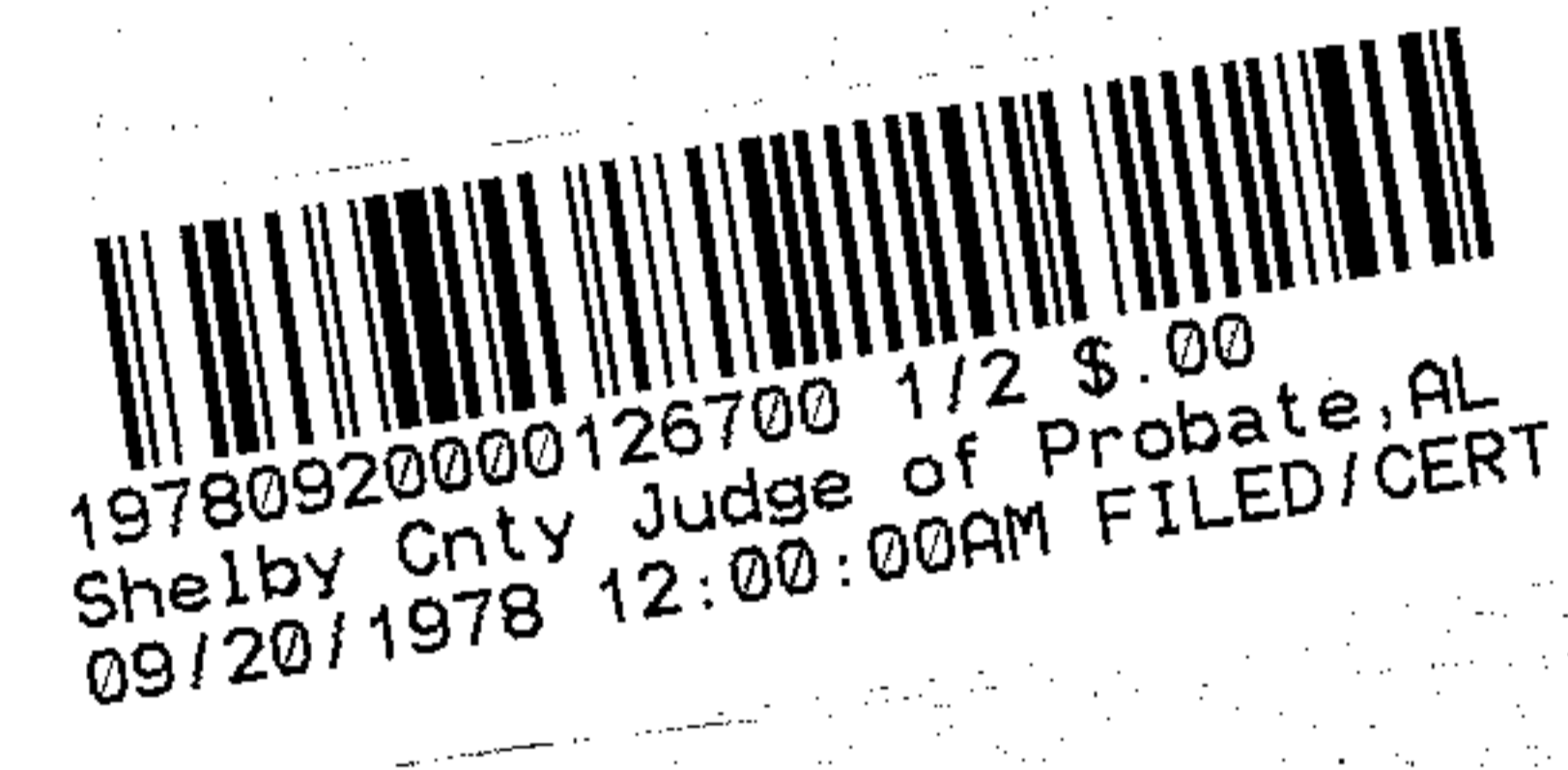
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This conveyance is subject to the following exceptions:

1. Ad valorem taxes due and payable October 1, 1978.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and K(our) heirs, executors and administrators 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, we have hereunto set OUR hands(s) and seal(s), this 18<sup>th</sup> day of September, 1978.

*Robert W. Bone* (Seal)  
Robert W. Bone  
*Barbara B. Bone* (Seal)  
Barbara B. Bone  
(Seal)

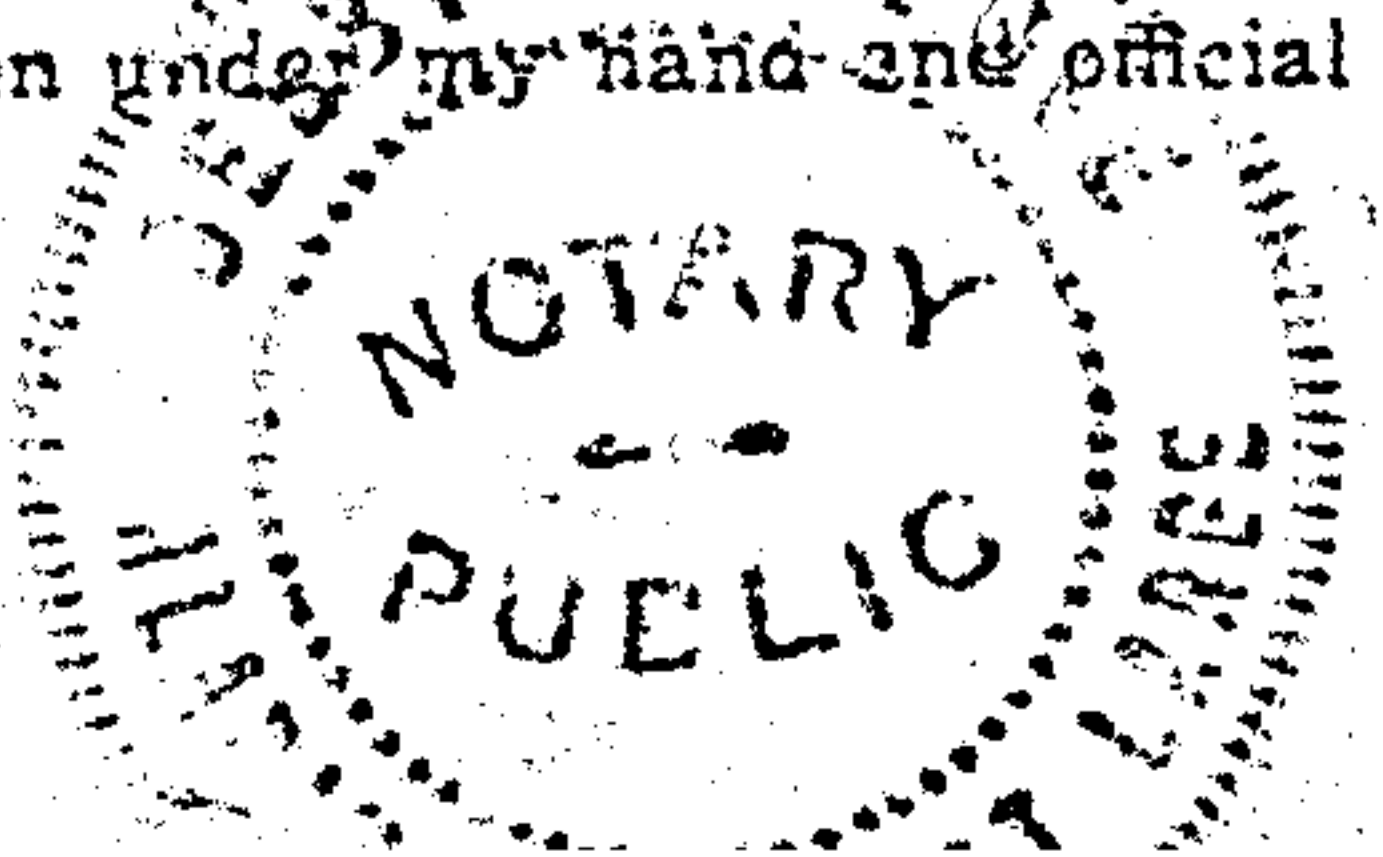
*B. L. Chenault* (Seal)  
B. L. Chenault  
*Tony S. Chenault* (Seal)  
Tony S. Chenault  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Bone and wife, Barbara B. Bone and B. L. Chenault and wife, Tony S. Chenault whose names 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 18<sup>th</sup> day of Sept A. D., 1978.



*Debbie E. Love*  
Notary Public

*Sirote Permutt et al*



EXHIBIT "A"

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 2 West; run thence in a Westerly direction along the South Line of said Quarter-Quarter Section for a distance of 313.96 feet; thence turn an angle to the right of 7 degrees, 59 minutes and run in a Northwesterly direction for a distance of 517.76 feet to the point of beginning; from the point of beginning thus obtained; thence turn an angle to the right of 101 degrees, 42 minutes and run in a Northeasterly direction for a distance of 126.05 feet; thence turn an angle to the left of 90 degrees, and run in a Northwesterly direction for a distance of 5.38 feet; thence turn an angle to the to the left of 51 degrees, 00 minutes, 34 seconds and run in a Southwesterly direction for a distance of 291.62 feet to the point on the Northeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 90 degrees, 47 minutes 26 seconds to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 1 degree, 26 minutes, 59 seconds and a radius of 2,173.95 feet; thence run along the arc of said curve to the left in a Southeasterly direction along the Northeasterly right of way line of U.S. Highway 31 for a distance of 55 feet to the end of said curve and the point of beginning of a spiral curve to the left; thence run along the spiral curve to the left in a Southeasterly direction along the Northeasterly right of way line of U.S. Highway 31 for a distance of 176.31 feet; thence turn an angle to the left from the chord of last described spiral of 124 degrees, 32 minutes, 51 seconds and run in a Northeasterly direction for a distance of 234.07 feet to the point of beginning. Said Parcel containing 34,872 square feet.

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19780920000126700 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/20/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 SEP 20 AM 10:38

*Thomas G. Snowden, Jr.*  
JUDGE OF PROBATE

*Deed Tax - 30.00*  
*Rec. 4.00*  
*1.00*  

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*35.00*