

STATE OF ALABAMA] 465-
SHELBY COUNTY]

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWELVE THOUSAND SIX HUNDRED NINETY-SIX AND 27/100 DOLLARS (\$12,696.27) in hand paid by FIRST NATIONAL BANK OF COLUMBIANA, a national banking association (hereinafter referred to as "Grantee"), to the undersigned 2154 TRADING CORPORATION, a New York corporation (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the South Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, being more particularly described as follows:

Commence at the Point where the North line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 36 intersects with the Southwesterly right-of-way line of U. S. Highway #280 and run West 128.00 feet along the North line of the South Half of said Quarter-Quarter Section; thence continue along last described course 10.21 feet; thence an interior angle right of 78°28'08" and run Southeasterly 370.77 feet to the Northwesterly right-of-way of Inverness Center Parkway; thence an interior angle right of 76°25'17" to the chord of a curve to the left (said curve having a chord of 10.29 feet, a radius of 639.00 feet and a central angle of 0°55'22"); thence run Northeasterly 10.29 feet along the arc of said curve; thence an interior angle right of 103°34'43" from the chord of last described curve and run Northwesterly 366.31 feet to the Point of Beginning; said tract situated in Shelby County, Alabama, and containing 3,687 square feet.

This conveyance is subject to the following:

1. Taxes for 1982, a lien not yet due and payable;
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the property;

Harmon & Council

3. Mineral and mining rights not owned by the Grantor;
4. Any applicable zoning ordinances;
5. Easements, rights-of-way, reservations, agreements, restrictions, and setback lines of record, including, but not limited to the terms, conditions, agreements, covenants, restrictions and reservations contained in that certain deed from Grantor to Charles W. Daniel dated May 14, 1981, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 332, page 901;
6. Transmission Line Permit dated February 20, 1945, and recorded in Map Book 121, page 140;
7. Pole Line Easement dated September 23, 1940, and recorded in Map Book 19, page 290;
8. Common Area Maintenance Agreement recorded in Book 40, page 953, in the aforesaid Probate Office, as modified from time to time.
9. Agreement Concerning Sewer Charges, recorded in Book 40, page 950, in the aforesaid Probate Office.

All terms, conditions, agreements, covenants, restrictions, and reservations contained in that certain deed from Grantor to Charles W. Daniel dated May 14, 1981, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 332, page 901, are hereby imposed upon the property described in this deed and are incorporated herein by reference as if same were set forth in full herein. All notices required to be given pursuant thereto shall be in writing and shall be effective if addressed as follows:

As to Grantee:

Karl C. Harrison, President
First National Bank of Columbiana
Post Office Box 977
Columbiana, Alabama 35051

As to Grantor:

Leo M. Karpeles, Jr., Vice President
Taylor & Mathis of Alabama, Inc.
Post Office Box 43328
Birmingham, Alabama 35243

with a copy to:

2154 Trading Corporation
4 East 24th Street
New York, New York 10010

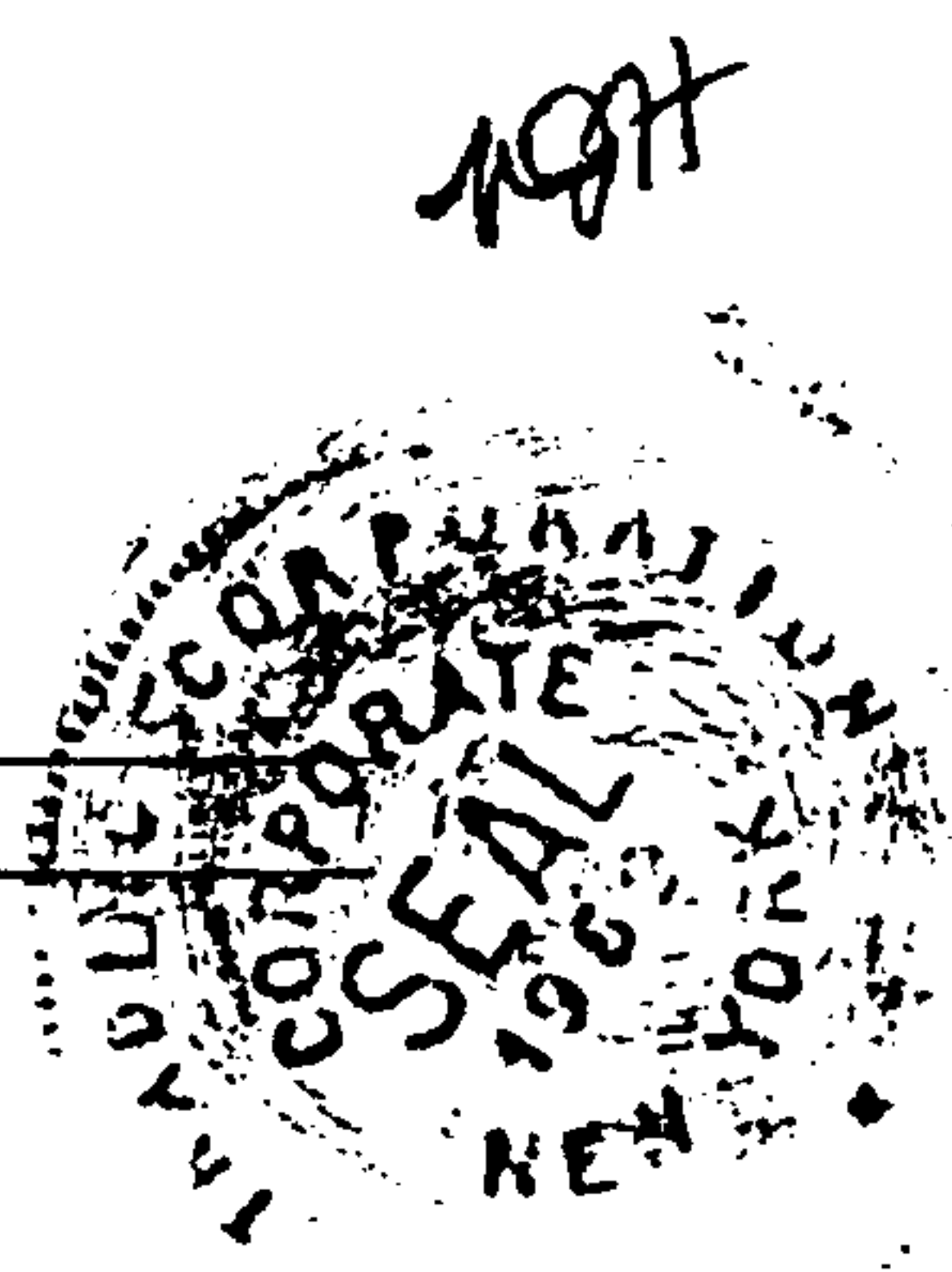
and sent by registered or certified mail as provided in the deed described above. Any party to whom notice is to be sent may change its address by giving the other party written notice of its new address as herein provided.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by C. E. Sayres, its Vice President, who is duly authorized thereto, and attested by James F. McEvoy, its Assistant Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 19th day of November, 1981.

BOOK 336 PAGE 864

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
ATTEST: 2154 TRADING CORPORATION
1981 DEC 17 AM 10 08
By James F. McEvoy
Its Assistant Secretary Its Vice President



Deed TAX 13.00
Rec 4.50
Ind 1.00
78.50

STATE OF GEORGIA]
COUNTY OF DEKALB]

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that C. E. Sayres and James F. McEvoy, whose names as Vice President and Assistant Secretary, respectively, of 2154 Trading Corporation, a New York corporation, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 19th day of November, 1981.

Frances H. Lunn
Notary Public Notary Public, Georgia, State of Large
My Commission Expires Dec. 12, 1982



This instrument was prepared by J. Fred Powell, Attorney at Law, 1600 Bank for Savings Building, Birmingham, Alabama 35203.