

STATE OF ALABAMA)  
)  
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Million Three Hundred Fifty-Four Thousand Five Hundred Dollars (\$1,354,500.00) to the undersigned grantor, M. & R. Partnership, a General Partnership, in hand paid by Hill Crest Foundation, Inc., a Non-Profit Corporation, the receipt of which is hereby acknowledged, the said M. & R. Partnership, a General Partnership, does by these presents, grant, bargain, sell and convey unto the said Hill Crest Foundation, Inc., a Non-Profit Corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1-A, according to the Survey of Cahaba River Park, First Addition, as recorded in Map Book 8, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$954,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Hill Crest Foundation, Inc., a Non-Profit Corporation, its successors and assigns forever.

And the said M. & R. Partnership, a General Partnership, does for itself, its successors and assigns, covenant with the said Hill Crest Foundation, Inc., a Non-Profit Corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Hill Crest Foundation, Inc., a

347 PAGE 334  
BOOK

Non-Profit Corporation, its successors and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said M. & R. Partnership, a  
General Partnership, by John A. McNeil and Earl Richards, its  
General Partners, who are authorized to execute this conveyance,  
have hereto set its signatures and seals this the 10th day of  
May, 1983.

M. & R. PARTNERSHIP

By *John A. McNeil*  
John A. McNeil General Partner  
By *Earl Richards*  
Earl Richards, General Partner

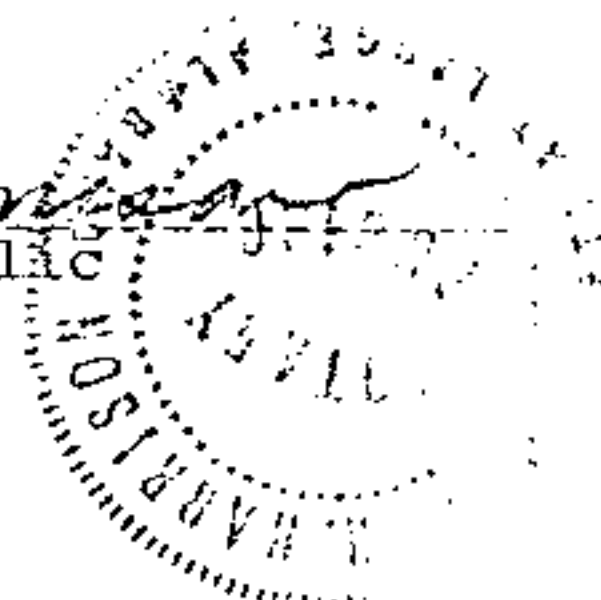
STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said  
County in said State, hereby certify that John A. McNeil and Earl  
Richards, whose names as General Partners of M. & R. Partnership,  
a General Partnership, 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  
General Partners, and with full authority, executed the same  
voluntarily for and as the act of said General Partnership.

Given under my hand and official seal this 10th day of  
May, 1983.

RECEIVED ALABAMA DEED RECORD CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See *Reg. 43/89-396*  
1983 MAY 24 AM 8:21  
*Thomas R. Harrison, Jr.*  
NOTARY PUBLIC

*Deed tax* 400.00  
*Rec.* 3.00  
*Ind.* 1.00  
404.00



This instrument was prepared by:  
Jack H. Harrison, Attorney  
2204 Lakeshore Drive, Suite 320  
Birmingham, Alabama 35209