

STATE OF ALABAMA) 1224
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to COLONIAL PROPERTIES, INC., an Alabama corporation (herein called "the Grantor"), in hand paid by B & S FOODS REALTY, INC., a Georgia corporation (herein called "the Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Lot 1 of the Colonial Properties Subdivision as recorded in Map Book 8 at Page 138 in the Office of the Judge of Probate of Shelby County, Alabama,

together with all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of the real estate being conveyed hereby and in all strips, gores, rights of way or reparation rights and easements.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever, SUBJECT TO (i) terms and conditions of the Declaration of Restrictions and Grant of Easements recorded in Volume 53, Page 375, in the Office of the Judge of Probate of Shelby County, Alabama; (ii) transmission line permits to Alabama Power Company recorded in Deed Book 97, Page 566; Deed Book 109, Page 289; Deed Book 182, Page 51; Deed Book 270, Page 819; and Deed Book 285, Page 93, in the aforesaid office; and (iii) liens for ad valorem taxes due October 1, 1984, and thereafter.

And the Grantor does for itself, and its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances except as aforesaid, 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 unto the Grantee, its successors and assigns, forever against the lawful claims of all persons except those claiming under the aforesaid encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, this 24th day of October, 1983.

ATTEST:

COLONIAL PROPERTIES, INC.

By:

Its:

Charles A. McHale
Vice-President

By:

Its:

Thomas H. Brown
President

BOOK 350 PAGE 865

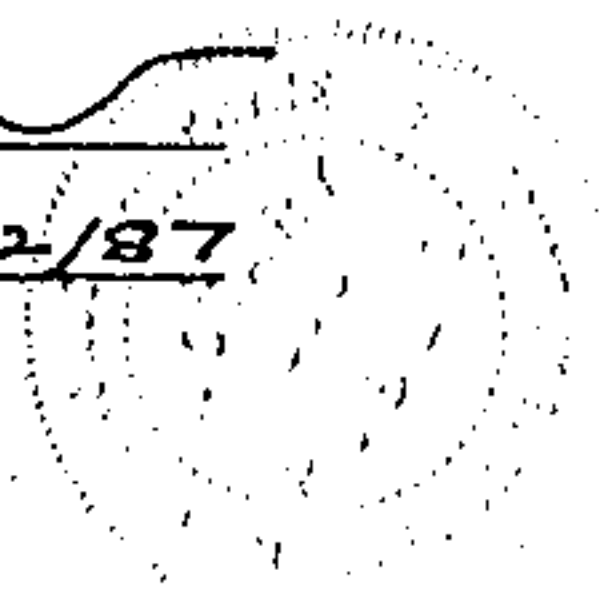
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS H. LOWDER whose name as President of COLONIAL PROPERTIES, INC., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of October, 1983.

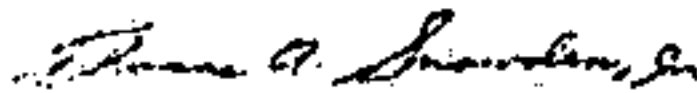

Notary Public
My Commission Expires: 10/12/87




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

1983 OCT 25 PM 3:53


JUDGE OF PROBATE

 Deed Tax 200.00
Rec 3.00
Ind 1.00

204.00