

THIS INSTRUMENT PREPARED BY: 1245
Frank K. Bynum, Attorney
2100 - 16th Avenue, South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
The Condor Corporation
1970 Chandalar South
Pelham, AL 35124

WARRANTY DEED

145,000.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

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, we, William W. McDonald, Allan J. McDonald, Sallie McDonald Ussery and Gordon C. Ussery, Jr., as Trustees of The Sallie McDonald Ussery Family Trust Agreement, as amended, a one-third interest, and Allen J. McDonald and William W. McDonald, an undivided one-third interest each (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto The Condor Corporation (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the southeast corner of Lot 4 of Chandalar South Office Park as recorded in Map Book 6, Page 135 in the Office of the Judge of Probate in Shelby County, Alabama; thence in a westerly direction along the South line of said Lot 4 a distance of 125.0 feet to a point on a curve to the right, said curve having a radius of 50.0 feet and a central angle of 132 degrees 50 min.; thence 90 degrees left to tangent of said curve, thence along arc of said curve in a Southwesterly, then Northwesterly direction a distance of 115.92 feet to end of said curve; thence 128 degrees 59 min. 41 sec. left, measured from tangent of said curve in a Southwesterly direction a distance of 97.55 feet; thence 93 deg. 51 min. 19 sec. left in an easterly direction a distance of 215.55 feet; thence 90 degrees left in a Northerly direction a distance of 134.0 feet to the point of beginning. Less and except a 15' easement along the westerly side of said lot for roadway purposes, and utility easements. Mineral and mining rights excepted.

Subject to: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984; (2) Building setback line of 25 feet reserved from Chandalar Park as shown by plat; (3) Public utility easements as shown by recorded plat, including a 10' easement along and parallel with the east boundary and an easement for a manhole in the southwest corner of said property, and a 15' easement on west side; (4) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 512 and Deed Book 108, Page 378, in said Probate Office; (5) Easement to Daniel M. Spitler and Janice C. Spitler along westerly

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side as recorded in Deed Book 327, Page 945, in said Probate Office; (6) Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264, Page 28 in said Probate Office; (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327, Page 945, in said Probate Office.

Allan J. McDonald, one of the grantors herein, is one and the same person as Allen J. McDonald

Subject property is not the homestead of the grantors and said grantors are conveying said property pursuant to Section 6 - 10 - 3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.


And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 21st day of October, 1983.


William W. McDonald, Trustee


Allan J. McDonald, Trustee


Sallie McDonald Ussery, Trustee


Gordon C. Ussery, Jr., Trustee


Allan J. McDonald


William W. McDonald

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STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William W. McDonald and Allan J. McDonald as Trustees of The Sallie McDonald Ussery Family Trust Agreement, as amended, 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, in their capacities as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of October, 1983.

Margaret R. Jensen
Notary Public

My Commission Expires: 10/19/87

STATE OF ALABAMA)
)
COUNTY OF RANDOLPH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sallie McDonald Ussery and Gordon C. Ussery, Jr., as Trustees of The Sallie McDonald Ussery Family Trust Agreement, as amended, 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 in their capacities as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of October, 1983.

Janet S. Rowe
Notary Public

My Commission Expires: 6-22-87

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allan J. McDonald, a married man, and William W. McDonald, a married man, 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 the 21st day of October, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 OCT 26 AM 8:46

Thomas A. Shanderson, Jr.
HOUSE OF PROBATE

Margaret R. Jensen
Notary Public

My Commission Expires: 10/19/87

Deed TAX 145.00
Rec 4.50
Ind 1.00
150.50