

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
800 First National-Southern Natural Bldg.  
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the execution and delivery to the undersigned Grantor, HOMECRAFTERS WAREHOUSE, INC., a Delaware corporation, of that certain Inducement Agreement dated the 1st day of August, 1983, by the CITY OF PELHAM, ALABAMA, an Alabama municipal corporation, the said HOMECRAFTERS WAREHOUSE, INC. does by these presents, grant, bargain, sell and convey unto the CITY OF PELHAM, ALABAMA, an Alabama municipal corporation, a fee simple determinable estate in the following described real estate, situated in Shelby County, Alabama:

Unit B of The Homecrafters Warehouse Building, a Condominium, according to the Declaration of Condominium, as recorded in Book 103, at Page 860, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided fractional interest in the common elements as set out in the said Declaration of Condominium.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD, To the said CITY OF PELHAM, ALABAMA, an Alabama municipal corporation, its successors and assigns, for so long as and for such time that the indebtedness evidenced by the Bonds anticipated to be issued in accordance with the Inducement Agreement dated the 1st day of August, 1983, shall remain outstanding and unpaid; with the Grantor herein, its successors and assigns, retaining full reversionary rights.

And said HOMECRAFTERS WAREHOUSE, INC. does for itself, its successors and assigns, covenant with the said CITY OF PELHAM, ALABAMA, an Alabama municipal 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 CITY OF PELHAM, ALABAMA, an Alabama municipal corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HOMECRAFTERS WAREHOUSE, INC., by its Executive Vice President, Stephen L. Wiley and attested by its Director of Planning, Robert C. Rastello, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August, 1984.

ATTEST:

  
\_\_\_\_\_

HOMECRAFTERS WAREHOUSE, INC.

By:   
\_\_\_\_\_

*Cyril Rastello*  
7/20/84  
P.O. Box - 110084  
Birmingham, AL 35202

STATE OF ALABAMA     )  
                              )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Wiley and Robert C. Rastello, whose names as Executive Vice President and Director of Planning of HOMECRAFTERS WAREHOUSE, INC., a Delaware corporation, 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 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 the 31<sup>st</sup> day of August, 1984.



Doris H. Wiley  
NOTARY PUBLIC

My Commission expires: My Commission Expires April 9, 1985

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

Admpt  
1984 OCT -1 PM 3:11

J. Thomas H. Hamilton, Jr.  
CLERK OF COURTS

Rec. 500  
Ind. 100  
600

BOOK 003 PAGE 892