

992

This instrument prepared by James J. Williams, Jr., 47
Perimeter Center East, N.E., Atlanta, Georgia 30346.

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation (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 the said GRANTEE the following real estate situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, and all improvements and fixtures thereon, which real estate is commonly known as Buidings 40, 42 and 44, Inverness Office Center.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1985.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
5. All matters which would be disclosed by an accurate, current survey or inspection of said property.
6. Lease, dated June 14, 1984, between GRANTOR, as "Landlord" therein, and Southern Company Services, Inc., as "Tenant" therein and Taylor & Mathis V, as "Agent" therein (as to Building 40 only).
7. Lease, dated June 14, 1984, between GRANTOR, as "Landlord" therein, and Southern Company Services, Inc., as "Tenant" therein and Taylor & Mathis V, as "Agent" therein (as to Building 42 only).
8. Lease, dated June 14, 1984, between GRANTOR, as "Landlord" therein, and Southern Company Services, Inc., as "Tenant" therein and Taylor & Mathis V, as "Agent" therein (as to Building 44 only).

James F. McEjoy

BOOK 012 PAGE 466

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

IN WITNESS WHEREOF, 2154 TRADING CORPORATION, a corporation, has caused this conveyance to be properly executed on this the 19th day of December, 1984.

2154 TRADING CORPORATION

By: 

Its Vice President



BOOK 012 PAGE 467

STATE OF GEORGIA
COUNTY OF DEKALB

I, Patricia A. Menden a Notary Public in and for said County in said State, hereby certify that James F. McLean, whose name as Vice President of 2154 Trading Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 the 19th day of December, 1984.

Patricia A. Menden
Notary Public



My commission expires:

For the State of Georgia at Large
My Commission Expires: 3-18-85

BOOK 012 PAGE 468

EXHIBIT "A"

LEGAL DESCRIPTION OF
OVERALL BOUNDARY OF
BUILDINGS 40, 42, 44
INVERNESS

A portion of Section 35 and Section 36, Shelby County, Alabama,
more particularly described as follows:

Begin at the Southwest Corner of the Southeast 1/4 of the
Northeast 1/4 of Section 35, Township 18 South, Range 2 West,
and run N 45°29'10" E, 1,790 feet, more or less, thence S
46°25'20" E, 82.90 feet, thence S 0°10'40" E, 556.18 feet,
thence S 88°27'40" E, 395 feet, more or less, thence S 1°32'20"
W, 178 feet, more or less, thence S 36°02' W, 680 feet, more or
less, thence Southeasterly along the Northeasterly curb of
proposed new road, 525 feet, more or less, to the Northwesternly
right of way of Inverness Center Parkway, thence Southwesterly
along said right of way 1,295 feet, more or less, thence N
1°42' E, 415 feet, more or less, thence N 63°48' W, 335 feet,
more or less, thence N 40°42' E, 220 feet, more or less, thence
Northwesterly along the Southwesterly boundary of proposed
lake, 310 feet, more or less, thence S 78°12' W, 255 feet, more
or less, thence N 63°48' W, 370 feet, more or less, thence N
26°12' E, 255 feet, more or less, to the point of beginning.
Contains 51.9 acres, more or less.

BOOK 012 PAGE 469

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

1984 DEC 21 AM 10:07

Thomas A. Shandling, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>7,029.50</u>
Mineral Tax		
Recording Fee		<u>10.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7,040.50</u>