

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 Inverness Shopping 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.

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



James F. McEjoy

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STATE OF GEORGIA
COUNTY OF DEKALB

I, Patricia A. Parker, a Notary Public in and for said County in said State, hereby certify that John McGary, 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. Parker
Notary Public



My commission expires:
February 18, 1985 Georgia State at Large
My Commission Expires: 3-18-85

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EXHIBIT "A"

Part of the Southeast Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: COMMENCE at the Southwest corner of said Southeast Quarter of Section 36, Township 18 South, Range 2 West, and run North along the West line of same 770.80 feet; thence right $119^{\circ}08'28''$ and run Southwesterly 257.26 feet; thence left $90^{\circ}00'$ and run Northeasterly 643.69 feet to the point of beginning of herein described tract; thence continuing along last described course 852.31 feet to a point on the Southeasterly right of way of U.S. Highway #280; thence right $89^{\circ}57'31''$ and run Southeasterly along said right of way 777.61 feet; thence right $44^{\circ}58'43''$ and run Southerly 63.67 feet to a point on the Northwesterly right of way of Shelby County Highway #17, (Valley Dale Road); thence right $44^{\circ}58'43''$ and run Southwesterly along said right of way 188.85 feet to the point of curve of a curve to the right, having a radius of 1392.42 feet and a central angle of $28^{\circ}00'$; thence run Southwesterly and along said right of way 680.46 feet to the point of tangent of said curve; thence right $90^{\circ}00'$ to tangent and run Northwesterly 147.50 feet; thence left $67^{\circ}59'55''$ and run Southwesterly 53.06 feet; thence right $40^{\circ}04'58''$ and run Northwesterly 490.0 feet to the point of beginning, closing angle being $90^{\circ}00'$, and containing 15.41014 acres.

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

1984 DEC 21 AM 10:06

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>941.00</u>
Mineral Tax		_____
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>949.50</u>