

NAME: Dale Corley, Attorney
2100 16th Avenue So.
ADDRESS: Birmingham, AL 35205

3940 MONTCLAIR ROAD
B'HAM, ALA 35213

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Seven Thousand Three Hundred Ninety Seven and 50/100 (\$237,397.50) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Laura Estelle Rutherford, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Aronov Developers, Inc., an Alabama Corporation, and AFTCO Properties, Inc., an Alabama Corporation,

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Shelby

Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 19 South, Range 2 West, run thence in a Westerly direction along the North line of said 1/4-1/4 Section for a distance of 833.19 feet; thence turn an angle to the left of 74 deg. 46 min. 36 sec. and run in a Southwesterly direction along the South-easterly right of way line of Interstate Highway #65 for a distance of 2.33 feet; thence turn an angle to the left of 16 deg. 27 min. 08 sec. and run South for a distance of 250.63 feet; thence turn an angle to the left of 15 deg. 54 min. 08 sec. and run in a Southeasterly direction along the Northeasterly right of way of Interstate Highway #65 for a distance of 295.80 feet; thence turn an angle to the left of 71 deg. 49 min. 38 sec. and run in an Easterly direction along the North line of Interstate Highway right of way line for a distance of 478.35 feet; thence turn an angle to the left of 35 deg. 58 min. 20 sec. and run in a Northeasterly direction along the Northwesterly right of way line of Shelby County Highway #17 for a distance of 330.61 feet; thence turn an angle to the left of 56 deg. 21 min. 55 sec. and run in a Northeasterly direction along the Easterly line of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 19 South, Range 2 West, for a distance of 354.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

\$213,397.50 of the above recited purchase price was paid from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of August, 1985.

STATE OF ALABAMA
SHELBY COUNTY

Deed by - 2400
(Seal)

Laura E. Estelle Rutherford
(Seal)

1985 SEP 12 AM 9:53

250
100
27.50
(Seal)

Laura Estelle Rutherford
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Estelle Rutherford, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 1985.

FMFATC 2

Carley Moncus

JR

Laura E. Estelle Rutherford

Notary Public.