

STATE OF ALABAMA

Send Tax Bill To:

SHELBY COUNTY

C. A. Blankenship, Jr.  
C/O Futuretech, Inc.  
147 Citation Court  
Birmingham, AL 35209

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 2nd day of January, 1986, by EXCHANGE PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to C. A. BLANKENSHIP, JR. and MICHAEL K. CAMPBELL, as Tenants In Common (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Forty-Five Thousand and no/100 Dollars (\$45,000.00), to Grantor, in hand paid by the Grantees, the receipt whereof is hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantees, C. A. BLANKENSHIP and MICHAEL K. CAMPBELL, as Tenants In common, that certain real estate situated in Shelby County, Alabama, as particularly described in Exhibit "A" attached hereto and incorporated herein by reference,

TOGETHER WITH all improvements thereon and all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1986;
2. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 101 page 523; Deed Book 139 page 157; and Deed Book 167 page 104 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easement to Shelby County as shown by instrument recorded in Deed Book 177 page 29 in said Probate Office.
4. 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 111 page 625 and Deed Book 127 page 140 in said Probate Office.

TO HAVE AND TO HOLD, to the said Grantees, C. A. BLANKENSHIP and MICHAEL K. CAMPBELL, their heirs, executors, administrators and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; 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 Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

*Berkowitz, Lefkowitz*

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IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its signature and seal this the 3rd day of January, 1986.

EXCHANGE PROPERTIES, LTD., an  
Alabama limited partnership

By: 


General Partner

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KENNETH L. WILLIAMS, whose name as General Partner of Exchange Properties, Ltd., an Alabama limited partnership, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such General Partner, executed the same voluntarily for and as the act of said Partnership on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of January, 1986.

  
Notary Public

1751Q

This instrument prepared by:

David L. Silverstein  
Berkowitz, Lefkovits, Isom &  
Kushner  
1100 Financial Center  
Birmingham, Alabama 35203

# EXHIBIT A

A parcel of land located in the East 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, more particularly described as follows Commence at the NW corner of said East 1/2 of said SW 1/4; thence in a Southerly direction along the West line of said East 1/2, a distance of 1,029.95 feet to the point of beginning; thence continue along last described course a distance of 155.16 feet; thence 87 deg. 44 min. left in an Easterly direction a distance of 280.97 feet to a point on the West right of way line of Business Center Drive; thence 92 deg. 16 min. left in a Northerly direction along said right of way line a distance of 155.16 feet; thence 87 deg. 44 min. left in a Westerly direction a distance of 280.97 feet to the point of beginning, said parcel being located in the Valleydale Business Center, as recorded in Map Book 8 page 180 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

1986 JAN 10 PM 4:18

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

## RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>45.00</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>53.50</u>

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