

STATE OF ALABAMA )  
COUNTY OF SHELBY )

1541

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, for and in consideration of the sum of One and No/100 (\$1.00) Dollar and other valuable considerations, the receipt whereof is hereby acknowledged, PRE Associates, an Alabama general partnership, (hereinafter referred to as "Grantor") does hereby GRANT, BARGAIN, SELL and CONVEY unto Boardwalk Capital & Development Corporation, (hereinafter referred to as "Grantees") the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEES, their heirs and assigns FOREVER.

IN WITNESS WHEREOF, PRE Associates, has caused this instrument to be executed by its duly authorized general partners this the 27th day of February, 1986.

PRE Associates, an Alabama  
general partnership

By:

James W. Wilson, Jr.  
General Partner

By: General Partner  
Boardwalk Capital &  
Development Corporation

By:

Robert L. Boherfoush  
Its President

STATE OF ALABAMA )  
COUNTY OF MONTGOMERY )

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that James W. Wilson, Jr., whose name as general partner of PRE Associates and with full authority to act for PRE Associates is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of

Boardwalk Capital & Dev. Corp.  
600 North 20th St.  
Birmingham 35203

this instrument, he as general partner of PRE Associates and with full authority to act for PRE Associates 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 27th day of February, 1986.

Alice J. Skinn  
Notary Public

My Commission Expires:

7-30-86

(SEAL)

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Robert L. Bohorfoush, whose names as President of Boardwalk Capital & Development Corporation (general partner of PRE Associates) is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as general partner of PRE Associates.

Given under my hand and seal this the 26th day of February, 1986.

Rosie Tillman  
Notary Public

My Commission Expires:

3/4/89

(SEAL)

This instrument prepared by:

James M. Edwards  
Copeland, Franco, Screws & Gill, P.A.  
Post Office Box 347  
Montgomery, Alabama 36101

The entire consideration for this conveyance is paid from the proceeds of a mortgage loan closed simultaneously herewith.

Parcel I

A part of the NW 1/4 of NW 1/4, Section 25, Township 19 South, Range 3 West, described as follows: Begin at the Southwest corner of said 1/4 1/4 section and run North along the West line of said 1/4 1/4 section 715.25 feet; thence 81 deg. 26 min. right 6.30 feet; thence 57 deg. 22 min. left 358.37 feet; thence 20 deg. 36 min. right 388.72 feet to North line of said 1/4 1/4 section; thence 46 deg 15 min. right Easterly along said North line 232.54 feet to the Northeast corner of the W 1/2 of said 1/4 1/4 section; thence 89 deg. 05 min. right along the East line of said W 1/2 392.64 feet to the centerline of a driveway; thence 65 deg. 01 min. right along said driveway 126.3 feet; thence 13 deg. 49 min. left continuing along said driveway 236.28 feet; thence 21 deg. 53 min. left, continuing along said driveway 143.50 feet to a point that is 290 feet East of the West line of said 1/4 1/4 Section; thence 29 deg. 17 min. left parallel to said West line 240.8 feet; thence 104 deg. 41 min. left Northeasterly 380.78 feet to the East line of the W 1/2 of said 1/4 1/4 section; thence Southerly along said East line 462 feet to the South line of said 1/4 1/4 section thence Westerly along said 1/4 1/4 line 658.65 feet to the point of beginning, EXCEPTING Highway right of way.

Parcel II

A part of the NE 1/4 of Section 26, Township 19 South, Range 3 West, described as follows: Commence at the Northeast corner of Section 26 and run South along East line for 611.25 feet to point of beginning; thence an angle to right of 81 deg. 26 min. for 283.5 feet; thence an angle to left of 25 deg. 50 min. for 954.75 feet; thence an angle to right of 93 deg. 03 min. for 287.7 feet; thence an angle to left of 92 deg. 22 min. for 311.3 feet; thence an angle to left of 6 deg. 05 min. for 329.65 feet; thence an angle to right of 19 deg. 07 min. for 275 feet to center line of Cahaba River; thence in a Southeasterly direction along the centerline of said river to a point on the South line of the NE 1/4 of Section 26, which point is 75 feet West of the Southwest corner of the SE 1/4 of NE 1/4 of Section 26; thence East along the South line of the NE 1/4 of Section 26 to Southwest corner of the E 1/2 of SE 1/4 of NE 1/4 of Section 26; thence North along West line of the E 1/2 of SE 1/4 of NE 1/4 of Section 26, 1327.40 feet to Northwest corner of said 20 acres; thence East along North line of said SE 1/4 of NE 1/4 660.10 feet to Northeast corner; thence North along East line of Section 26, 715.25 feet to point of beginning.

THERE IS EXCEPTED THE FOLLOWING DESCRIBED TRACT OF LAND:

Commence at the Northeast corner of Section 26, Township 19 South, Range 3 West, thence South along the East line of said Section 611.25 feet; thence an angle of 81 deg. 26 min. right for 283.5 feet; thence an angle to the left of 25 deg. 50 min. for 455.25 feet to point of beginning of tract excepted; thence continue along last mentioned course 543.2 feet; thence 73 deg. 15 min. left 407.7 feet; thence 104 deg. 30 min left 244.0 feet; thence 7 deg. 45 min. left 304.8 feet; thence 67 deg. 30 min. left 387.4 feet to point of beginning of tract.

Parcel III

A part of E 1/2 of NW 1/4 of NW 1/4, Section 25, Township 19 South, Range 3 West, described as follows: Commence at the Southeast corner of said 20 acres and run West along South line 656.24 feet; thence turn angle of 89 deg. 09 min. to right and run 462.0 feet to point of beginning; thence continue the last mentioned course 466.35 feet to the intersection of the Southwest boundary of Old U. S. Highway #31; thence turn angle to right 151 deg. 58 min. and run Southeasterly direction along Southwest boundary of said Highway 578.0 feet; thence

turn angle of 127 deg. 10 min. to right and run along North line of Joe W. Smith land 275.10 feet to the point of beginning.

Parcel IV

A tract of land located in the W 1/2 of NW 1/4 of NW 1/4 of Section 25, Township 19 South, Range 3 West, described as follows: Commence at the Southeast corner of said 1/2 1/4 1/4 section; thence North along East line of said 1/2 1/4 1/4 section 462 feet to the point of beginning of boundary of tract herein described; thence continue along the last mentioned course 471.06 feet to the centerline of a driveway; thence 114 deg. 59 min. left along said centerline 126.3 feet; thence 13 deg. 49 min. left continuing along said centerline 236.28 feet; thence 21 deg. 53 min. left continuing along said centerline 143.50 feet to a point that is 290 feet East of the West line of said 1/2 1/4 1/4 section; thence 29 deg. 17 min. left parallel with said West line 240.8 feet; thence 104 deg. 41 min. left 380.78 feet to the point of beginning.

PARCEL V:

Also the right to use a black top road situated in or along or beside the following line, to-wit: A part of the NE 1/4 of Section 26, Township 19 South, Range 3 West, described as follows: Commence at the Northeast corner of Section 26 and run South along East line for 611.25 feet to point of beginning; thence an angle to right of 81 deg. 26 min. for 283.5 feet; thence an angle to the left of 25 deg. 50 min. for 954.75 feet. (This being the same rights as that conveyed in Deed Book 259 Page 911 in said Probate Office.) Mineral and mining rights excepted.

PARCEL VI

A part of the E 1/2 of the SE 1/4 of NE 1/4, Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said E 1/2 of the SE 1/4 of NE 1/4, run in an Easterly direction along the North line of said E 1/2 of SE 1/4 of NE 1/4 for a distance of 77.11 feet to an existing iron pin, being the point of beginning; thence continue along same mentioned course 127.80 feet; thence turn an angle to the right of 138 deg. 18 min. 38 sec. and run in a Southwesterly direction 270.97 feet more or less, to a point on the West line of E 1/2 of SE 1/4 of NE 1/4; thence turn an angle to the right of 130 deg. 52 min. 24 sec. and run in a Northerly direction along said West line of said E 1/2 of SE 1/4 of NE 1/4 for a distance of 112.41 feet, more or less, to an existing iron pin; thence turn an angle to the right of 49 deg. 07 min. 36 sec. and run in a Northeasterly direction 101.97 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

1986 FEB 28 PM 3:25

*Thomas C. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	11.00
4. Indexing Fee	1.00
TOTAL	11.50