

THIS INSTRUMENT PREPARED BY:

NAME: HARRY ASMAN, ATTORNEY
Suite 1007 - Colonial Bank
ADDRESS: Building - Birmingham, Alabama
35203-4054

Send Tax Notice To:

A & M REAL ESTATE, INC.
2192 Parkway Lake Drive
Birmingham, Alabama 35244

WARRANTY DEED (Without Survivorship)

⁷⁶⁵
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$1,068,000.00) ONE MILLION SIXTY-EIGHT THOUSAND AND NO/100
DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Mary Henderson Waite, a single woman; Nell Dexter Waite Dumas, being the same person as Nell Dexter Waite,
and husband, W. Berry Dumas; Robert Shelley Waite, III, a single man; Nell D. Waite and husband, Robert
S. Waite

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

A & M REAL ESTATE, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

The property is described in the attached document marked "Exhibit A" which is
incorporated herein and made a part hereof. Subject to:

1. Taxes for the year 1987.
2. All existing, future or potential common law or statutory rights of access
between the right of way of Interstate I-65 and subject property as conveyed
and relinquished to the State of Alabama.
3. Easement for construction and maintenance of a channel change in Bishop Creek
as set out as Easement #1 only, in Deed Book 302 page 15 in Probate Office.
4. Guy anchor at Northeasterly corner as shown by John S. Parks dated August
29, 1986.
5. Mineral and mining rights are not warranted.

\$818,000.00 of the purchase price is represented by 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, WE have hereunto set OUR hands(s) and seal(s), this 6
day of October, 1986

Robert Shelley Waite III (Seal)
Robert Shelley Waite, III
Nell D. Waite (Seal)
Robert S. Waite (Seal)

Mary Henderson Waite (Seal)
Mary Henderson Waite
Nell Dexter Waite Dumas (Seal)
Nell Dexter Waite Dumas
W. Berry Dumas (Seal)
W. Berry Dumas

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mary Henderson Waite, Nell Dexter Waite Dumas, W. Berry Dumas, Robert Shelley Waite, III, Nell D.
Waite and Robert S. Waite who signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day of October, 1986, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 6 day of October, A. D., 1986

A tract of land lying in the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows.

Commencing at the SW corner of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence easterly along the south line of said quarter section 1,826.71 feet to a point, thence turn a right interior angle of 57 degrees 00' 07" and run northwesterly 399.97 feet to a point on the north right-of-way line of Oak Mountain Park Road, said point being the point of beginning; thence continue along the previous line, the southwest property line, run 1,220.80 feet to a point on the southeast right-of-way line of Alabama Highway No. 119, being 100 feet southeasterly of the centerline of said highway, thence turn a left interior angle of 88 degrees 41' 21" and run northeasterly and parallel to said highway centerline 253.07 feet to a point that is 100 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119, station 37+00; thence turn a left interior angle of 165 degrees 57' 50" and run northeasterly 103.08 feet to a point which is 125 feet southeasterly of the centerline of Alabama Highway No. 119 at Station 38+00; thence turn a left interior angle of 194 degrees 02' 10" and run northeasterly and parallel to said highway centerline 400 feet to a point that is 125 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 42+00; turn a left interior angle of 117 degrees 13' 27" and run southeasterly 153.02 feet to a point that is 550 feet southwesterly of and at right angles to the centerline of Project No. I-65-2-(37) at station 265+50 thence turn a left interior angle of 168 degrees 33' 25" and run southeasterly 198.49 feet to a point that is 420 feet southwesterly of and at right angle to the centerline of said project at station 264+00; thence turn a left interior angle of 167 degrees 53' 47" and run southeasterly 228.25 feet to a point that is 310 feet southwesterly of and at right angles to the centerline of said highway project at station 262+00; thence turn a left interior angle of 157 degrees 52' 50" and run southeasterly 266.08 feet to a point that is 240 feet southwesterly of the left lane of said highway project at station 260+17.9; thence turn a left interior angle to a chord of 171 degrees 40' 26" and run southeasterly along a curve to the right (concave southwesterly) having a radius of 3,579.72 feet, parallel to the left lane, a chord distance of 204.19 feet to a point that is 240 feet southwesterly of and at right angles to the left lane of said highway project at station 258+00; thence turn a left interior angle from the chord of 189 degrees 37' 51" and run southeasterly 96.08 feet to a point that is 220' westerly of and at right angles to the left lane of said highway project at station 257+00; thence turn a left interior angle to a chord of 163 degrees 51' 36" and run southwesterly along a curve to the right (concave northwesterly) having a radius of 3,599.72 feet, parallel to the left lane, a chord distance of 423.84 feet to a point that is 220 feet northwesterly of and at right angles to the left lane of said highway project at station 252+50; thence turn a left interior angle of 128 degrees 46' 43" from the chord and run southwesterly 136.51 feet to a point that is 320 feet northwesterly of and at right angle to the left lane of said highway project at station 251+50; thence turn a left interior angle of 138 degrees 20' 47" and run northwesterly 170 feet to a point that is 490 feet northwesterly of and at right angles to the left lane of said highway project at station 251+50; thence turn a left interior angle of 174 degrees 48' 59" and run northwesterly 216.14 feet to the point of beginning; making a closing left interior angle of 134 degrees 38' 48" to the southwest property line; and containing 24.02 acres, more or less.

BOOK 094 PAGE 686

EXHIBIT A

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

1986 OCT -8 PM 3:33

James A. Snowling Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 250.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 4.00
TOTAL 259.00

Wesley D. Harte
Michael M. Harte