

Send tax notice to  
Valleydale Business Center  
119 Valleydale Rd.  
Birmingham 35213

This instrument prepared by  
John E. Hagefstration, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

(\$250,000.00 of the purchase price was paid from a  
mortgage loan closed simultaneously with delivery  
of this deed.)

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

\$254,000.00

That in consideration of the exchange of real properties to the undersigned grantor, Birmingham Realty Company, a corporation, in hand paid by the grantee, Valleydale Business Center, an Alabama general partnership, 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 described real estate situated in Shelby County, Alabama, to wit:

Part of the E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said E 1/2 of SW 1/4 of Section 30, run in an easterly direction along the north line of said E 1/2 of SW 1/4 for a distance of 310.97 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 353.00 feet to an existing iron pin; thence turn an angle to the right of 87 deg. 41 min. and run in a southerly direction for a distance of 629.76 feet to an existing iron pin; thence turn an angle to the right of 90 deg. and run in a westerly direction for a distance of 316.61 feet to an existing iron pin being on the curved right of way line of Business Center Drive (as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 170); thence turn an angle to the right and run along the arc of said curved right of way line (curved right of way line having a radius of 50.00 feet and a central angle of 132 deg. 50 min.) for a distance of 115.92 to an existing iron pin; thence turn an angle to the right and in a northerly direction along a line radial to said curved right of way line for a distance of 560.00 feet, to the point of beginning; being situated in Shelby County, Alabama.

Subject to the following restrictions, conditions and rights-of-way of record:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 21 page 339 in Probate Office.

3. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 101 page 523, Deed Book 139 page 157, Deed Book 167 page 104 and Deed Book 219 page 581 in 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 5 page 706 in Probate Office.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the said grantor does for itself, its successors and assigns, covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Birmingham Realty Company, by its President, Russell M. Cunningham, III, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 29<sup>th</sup> day of December, 1986.

BOOK 106 PAGE 800

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

BIRMINGHAM REALTY COMPANY

Deed TAX 4.00  
Rec 5.00  
Jud 1.00  
10.00

1986 DEC 29 PM 3:48

Its: Russell M. Cunningham, III

STATE OF ALABAMA )  
JUDGE OF PROBATE

JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham, III, whose name as President of Birmingham Realty Company, a corporation, 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 the instrument, 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 seal this 29<sup>th</sup> day of December, 1986.



John E. Hargett  
Notary Public  
My commission expires 11-13-1990