

Send Tax Notice to:
Cahaba Venture
3932 Crosshaven Drive
Birmingham, Alabama 35243

999 **JT**
JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) CORRETTI & NEWSOM
1804 7th Avenue North
(Address) Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

This Deed is being delivered simultaneously with the execution of a First Mortgage and Security Agreement in the amount of \$425,000.00

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

Donald N. Guthrie, a married man; Samuel R. Flowers, a married man; and D. Frank Davis, Jr., a married man

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

Cahaba Venture, an Alabama General Partnership

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

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

1. Ad valorem taxes for the current year, 1987.
2. Mineral and mining rights and rights incident thereto recorded in Volume 43, Page 199, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Shelby County recorded in Volume 112, Page 163, and Volume 167, Page 444, in the said Probate Office.
4. Right of Way to Alabama Power Company recorded in Volume 113, Page 386, and Volume 170, Page 228, in said Probate Office.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANOTRS NOR THE GRANTORS' SPOUSES.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th
day of February, 19 87.

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(SEAL)	<u>Donald N. Guthrie</u>	(SEAL)
(SEAL)	<u>Samuel R. Flowers</u>	(SEAL)
(SEAL)	<u>D. Frank Davis, Jr.</u>	(SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Donald N. Guthrie, Samuel R. Flowers and D. Frank Davis, Jr.

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that,
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 11th day of February, A.D. 19 87

EARLENE W. HALL
NOTARY
PUBLIC
E. L. Hall
Notary Public

PARCEL I

Commence at the Southwest corner of said Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence Easterly along the South line of said Section a distance of 974.97 feet to the intersection of said South Section line and the Easterly right-of-way of U.S. Highway 31, thence 106 degrees 54 minutes 35 seconds left and along and with said Easterly right-of-way a distance of 863.29 feet to an iron pin found; thence 00 degrees 24 minutes 33 seconds left and along and with said Easterly right-of-way a distance of 10.62 feet to the point of beginning; thence 00 degrees 24 minutes 33 seconds right and along and with said Easterly right-of-way a distance of 49.00 feet to the point of curvature of a curve to the right, said curve having a radius of 1,110.67 feet and a central angle of 5 degrees 12 minutes 35 seconds thence along the arc of said curve and Easterly right-of-way a distance of 100.99 feet; thence 102 degrees 10 minutes 38 seconds right from the tangent to the preceding curve and leaving the Easterly right-of-way of U.S. Highway 31 a distance of 361.50 feet; thence 73 degrees 04 minutes 17 seconds right a distance of 150.00; thence 106 degrees 47 minutes 30 seconds right a distance of 364.78 feet to the point of beginning; said parcel containing 1.205 acres, more or less.

Less and except the following:

Commence at the Southwest corner of said Section 24; thence Easterly along the South line of said Section a distance of 974.97 feet to the intersection of said South Section line and the Easterly right-of-way of U.S. Highway 31, thence 106 degrees 54 minutes 35 seconds left and along and with said Easterly right-of-way a distance of 863.29 feet to an iron pin found; thence 00 degrees 24 minutes 33 seconds left and along and with said Easterly right-of-way a distance of 10.62 feet to the point of beginning. Thence 00 degrees 24 minutes 33 seconds right and along and with said Easterly right-of-way a distance of 49.00 feet to the point of curvature of a curve to the right, said curve having a radius of 1,110.67 feet and a central angle of 2 degrees 38 minutes 24 seconds, thence along the arc of said curve and Easterly right-of-way a distance of 51.18 feet; thence 104 degrees 36 minutes 36 seconds right from the tangent to the preceding curve and leaving the Easterly right-of-way of U.S. Highway 31 a distance of 103.58 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 96.00 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 75.00 feet to the point of beginning; said parcel containing 0.455 acres, more or less.

PARCEL II

Commence at the Southwest corner of said Section 24; thence Easterly along the South line of said Section a distance of 974.97 feet to the intersection of said South Section line and the Easterly right-of-way of U.S. Highway 31, thence 106 degrees 54 minutes 35 seconds left and along and with said Easterly right-of-way a distance of 863.29 feet to an iron pin found and the point of beginning; thence 00 degrees 24 minutes 33 seconds left and along and with said Easterly right-of-way a distance of 10.62 feet; thence 107 degrees 15 minutes 00 seconds right and leaving said Easterly right-of-way a distance of 364.78 feet; thence 73 degrees 12 minutes 30 seconds right a distance of 10.57 feet; thence 106 degrees 47 minutes 30 seconds right a distance of 364.61 feet to the point of beginning, said parcel containing 0.085 acres, more or less.

Less and except the following:

Commence at the Southwest corner of said Section 24; thence Easterly along the South line of said Section a distance of 974.97 feet to the intersection of said South Section line and the Easterly right-of-way of U.S. Highway 31, thence 106 degrees 54 minutes 35 seconds left and along and with said Easterly right-of-way a distance of 863.29 feet to an iron pin found and the point of beginning; Thence 00 degrees 24 minutes 33 seconds left and along and with said Easterly right-of-way a distance of 10.62 feet; thence 107 degrees 15 minutes 00 seconds right and leaving said Easterly right-of-way a distance of 75.00 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 10.12 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 71.78 feet to the point of beginning, said parcel containing 0.017 acres, more or less.

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1. Deed Tax	5.00
2. Mfg. Tax	
3. Recording Fee	2.00
4. Indexing Fee	7.00
TOTAL	9.00

1987 FEB 12 AM 11:23
JUDGE OF PROBATE