

Send tax notice to
Investors East

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-five Thousand and No/100 Dollars (\$85,000.00) to the undersigned Cahaba Valley Partnership, in hand paid by Investors East, the receipt of which is hereby acknowledged, the said Cahaba Valley Partnership, an Alabama general partnership, does, by these presents, grant, bargain, sell, and convey unto said Investors East the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, page 80 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided 1/14th interest in the common area as described in the Restrictive Covenants referred to hereinbelow.

Less and except those mineral and mining rights which have been previously severed or to which grantor does not have title, it being the intention of grantor to hereby convey only those mineral and mining rights to which grantor has title. Grantor makes no warranty as to the status of the title to the mineral and mining rights.

SUBJECT TO:

1. Current ad valorem taxes.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Book 109, page 498, Book 126, page 179, Book 127, page 336, and Book 134, page 549, in said Probate Office.
3. The rights or claims of other parties to the mineral and mining rights.
4. Restrictive Covenants recorded in Real 114, page 865, in said Probate Office, the provisions of which the grantee, by acceptance of this deed, agrees to be bound.
5. That certain easement and right-of-way granted to Alabama Power Company recorded in Real 120, page 533, in said Probate Office.
6. That certain easement and right-of-way granted to The Birmingham Water Works and Sewer Board dated the 6th day of February, 1987, the original of which has not yet been placed of record.
7. Easements, setback lines, and other matters established on the record map recorded in Map Book 10, page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 130 PAGE 839

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

And said Cahaba Valley Partnership does for itself, its successors and assigns, covenant with said Investors East, 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 Investors East, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Cahaba Valley Partnership, by L. S. Evins, III, as President of Gibson-Anderson-Evins, Inc., an Alabama corporation, in its capacity as General Partner, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 12th day of May, 1987.

CAHABA VALLEY PARTNERSHIP
An Alabama General Partnership

By: GIBSON-ANDERSON-EVINS, INC.
An Alabama Corporation

By *L. S. Evins, III*
L. S. Evins, III
Its President

1. Deed Tax	\$ <u>85.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>91.00</u>

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins, Inc., an Alabama corporation, in its capacity as General Partner of Cahaba Valley Partnership, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 said partnership.

Given under my hand and seal this 12th day of May, 1987.

Charles A. J. Blanton
Notary Public

My commission expires 6/87

