

This instrument was prepared by: David F. Byers, Jr.
Wallace, Brooke & Byers
2000 SouthBridge Parkway, Suite 525
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, David F. Byers, a married man (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CAHABA COMMERCE PARK, an Alabama general partnership (herein referred to as GRANTEE), together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

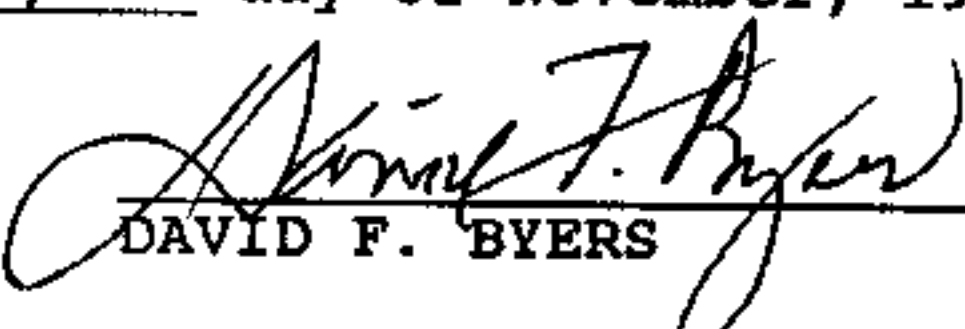
Description of Property conveyed hereby is contained on Exhibit A, attached hereto and made a part hereof by reference.

Less and except any and all mineral rights to such Property.

The purchase price hereof is being paid from the proceeds of a first mortgage loan extended to Grantee by Alabama Federal Savings and Loan Association.

TO HAVE AND TO HOLD to the said GRANTEE, and to its successors and assigns forever, together with every contingent remainder and right of reversion. And said GRANTOR does for himself, his heirs, successors and assigns, warrant and covenant with said GRANTEE, and its successors and assigns, that he is lawfully seized in fee simple of said premises, that said premises are not the homestead of GRANTOR, that the said premises are free from all liens and encumbrances, that he has a good right to sell and convey the same as foresaid, and that he will and his heirs, 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.

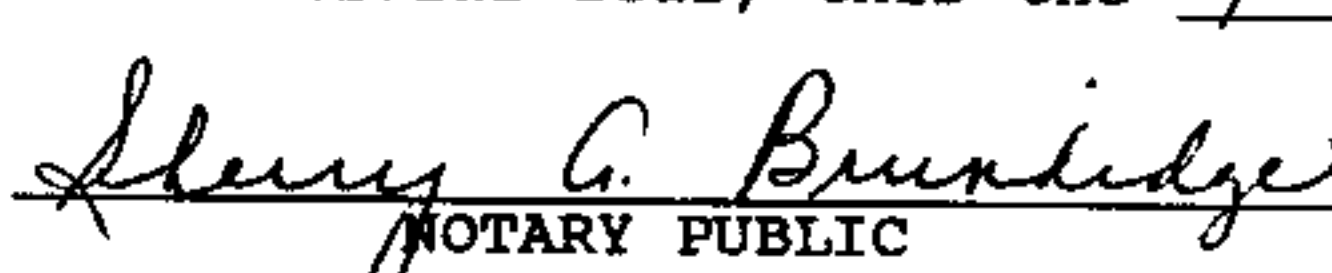
IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature, this the 9 day of November, 1987.


DAVID F. BYERS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID F. BYERS, whose name 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 executed the same voluntarily for and as his own act.

Given under my hand and official seal, this the 9th day of November, 1987.


NOTARY PUBLIC

[SEAL]

My Commission Expires: _____

MY COMMISSION EXPIRES JUNE 2, 1990

Send tax notice to: Cahaba Commerce Park,
an Alabama general partnership
300 Cahaba Park South, Suite 112
Birmingham, Alabama 35243

Al. Fed

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EXHIBIT A

A tract of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said SW 1/4 of NE 1/4 and run West along the South line thereof for 570.73 feet; thence turn right 90 deg. 02 min. 14 sec. and run Northerly for 225.98 feet; thence turn left 90 deg. and run Westerly for 60.15 feet; thence turn right 83 deg. 32 min. 25 sec. and run Northwesternly for 201.89 feet; thence turn right 96 deg. 27 min. 21 sec. and run Easterly for 228.15 feet; thence turn left 90 deg. 00 min. 10 sec. and run Northerly for 163.00 feet; thence turn right 90 deg. and run Easterly for 254.15 feet; thence turn right 90 deg. 27 min. 45 sec. and run Southerly for 218.26 feet; thence turn left 90 deg. and run Easterly for 176.0 feet to a point on the East line of said SW 1/4 of NE 1/4; thence turn right 90 deg. and run Southerly along said East line 369.62 feet to the point of beginning.

ALSO, A parcel in the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama; thence run West along the South line of said 1/4 1/4 Section 570.73 feet to the point of beginning; thence continue along the last described course in a Westerly direction 78.84 feet; thence turn an angle to the right of 89 deg. 37 min. 35 sec. and run in a Northerly direction 60.40 feet; thence turn an angle to the left of 81 deg. 18 min. 10 sec. and run in a Northwesternly direction 160.87 feet to a point on the Easterly right of way line of U. S. Highway 280; thence turn an angle to the right of 75 deg. 18 min. 09 sec. and run in a Northwesternly direction along said Easterly right of way line 143.32 feet; thence turn an angle to the right of 96 deg. 24 min. 50 sec. and run in an Easterly direction 254.48 feet; thence turn an angle to the right of 90 deg. and run in a Southerly direction 225.98 feet to the point of beginning.

Seven Hundred Sixty Five Thousand and no/100 Dollars (\$765,000.00) of the purchase price was paid from a mortgage filed simultaneously.

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

1987 NOV 16 AM 10:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00