

1157

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That DANIEL U.S. PROPERTIES, LTD., a Virginia Limited Partnership, hereinafter called the Grantor, for and in consideration of the sum of Five Hundred Seventy-Seven Thousand Dollars (\$577,000.00) cash in hand paid by the UNITED STATES POSTAL SERVICE, the receipt and sufficiency whereof is hereby acknowledged, the said DANIEL U.S. PROPERTIES, LTD., a Virginia Limited Partnership, does hereby grant, bargain, sell and convey unto the said UNITED STATES POSTAL SERVICE the following described real estate together with all improvements thereon in Shelby County, State of Alabama, to-wit:

Lot 1, according to the Map and Survey of Meadow Brook
Post Office, as recorded in Map Book 11, Page 73, in the Probate
Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

TOGETHER with all right, title or interest of the Grantor in and to any streams, alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land, and together with all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging to or in anywise appertaining.

This conveyance is made subject to real estate taxes for the 1988 tax year, which are a lien, but not yet due and payable, all easements, restrictions, reservations, and rights-of-way of record.

TO HAVE AND TO HOLD unto the said United States Postal Service, its successors and assigns, forever.

AND the Grantor for itself, its successors and assigns, hereby covenants with the said United States Postal Service, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same; and that the same is free from encumbrances, except as otherwise specified above.

AND the Grantor hereby covenants and warrants that the said property is free and clear of all liens and encumbrances, except as otherwise specified above, and said Grantor will forever warrant and defend the same with appurtenances thereto belonging unto the said United States Postal Service, its successors and assigns against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal
this 17th day of November, 1987.

DANIEL U. S. PROPERTIES, LTD.,
a Virginia Limited Partnership
BY: Daniel Realty Investment
Corporation, a Virginia
Corporation, its General
Partner

ATTEST:

Susan E. Carr

BY:

Stephen R. Monk (SEAL)
Its: Senior Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County
in said State, hereby certify that Stephen R. Monk, whose
name as Senior Vice President of Daniel Realty Investment Corporation, a
Virginia corporation, as General Partner of Daniel U. S. Properties, Ltd., a
Virginia limited partnership, is signed to the foregoing instrument, and who
is known to me, acknowledged before me this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily on the day the same bears date for and as the
act of said corporation, in its capacity as such General Partner, as aforesaid.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 17th day of November,
1987.

Sheila D. Ellis
Notary Public

My commission expires: My Commission Expires February 5, 1990

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

1987 NOV 18 AM 8:22

Thomas A. Snowden Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Exempt</u>
2. Mtg. Tax	---
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>