

STATE OF ALABAMA)
COUNTY OF SHELBY)

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GENERAL WARRANTY DEED

Know all men by these presents, that in consideration of Two Million One Hundred Forty One Thousand Ninety Seven and 25/100 Dollars (\$2,141,097.25) to the undersigned grantor, Taman Associates, Ltd., a limited partnership (hereinafter called "Grantor"), in hand paid by Iona Leasing, a partnership, (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee and its successors and assigns in fee simple, together with every contingent remainder and right of reversion, the property described in Exhibit A attached hereto, situated in Shelby County, Alabama.

Said conveyance shall be made subject only to:

(1) Real estate ad valorem taxes for the tax year ending September 30, 1988.

(2) Transmission line permits in favor of Alabama Power Company recorded in Deed Book 101, Page 517 and Deed Book 170, Page 263.

(3) All rights of way, restrictions, reservations and obligations contained in deed recorded in Deed Book 230, Page 42 and Deed Book 244, Page 637.

(4) Easement in favor of Alabama Power Company recorded in Deed Volume 248, Page 832.

(5) Right of way for Old Birmingham-Montgomery Highway.

(6) Mineral and mining rights and all rights incident thereto including release of damages.

To have and to hold to the Grantee in fee simple, and to the successors and assigns forever, together with every contingent remainder and right of reversion.

Grantor does for itself, and for 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 it is free from all encumbrances unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; and that it will,

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Professional
Title

and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, Taman Associates, Ltd., has caused this instrument to be executed by its duly authorized general partner on this 22nd day of December, 1987.

TAMAN ASSOCIATES, LTD.

By: Clyde A. Taylor III
Its: General Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Frank D. McPhillips, a Notary Public in and for said County, in said State, hereby certify that Clyde A. Taylor III, whose name as the general partner of Taman Associates, Ltd., a limited 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 general partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 22nd day of December, 1987.

Frank D. McPhillips
Notary Public

My Commission Expires:

My Commission Expires August 26, 1991

[SEAL]

This instrument prepared by:

Frank D. McPhillips
Maynard, Cooper, Frierson & Gale, P.C.
1200 Watts Building
Birmingham, Alabama 35203
(205) 252-2889

LEGAL DESCRIPTION

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from the SW corner of Section 13, Township 20 South, Range 3 West; run Easterly along the South boundary line of Section 13, Township 20 South, Range 3 West 764.69 feet, more or less to the point of intersection of the south boundary line of Section 13, Township 20 South, Range 3 West and the West right of way line of U.S. Highway 31; thence turn an angle of 102 degrees 18' to the left and run Northwesterly along the West right of way line of U.S. 31 Highway 1317.8 feet; thence turn an angle of 77 degrees 42' to the left and run westerly 878.51 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 92 degrees 09' to the right and run Northeasterly along the center of the Old Birmingham-Montgomery Highway for 303.24 feet; thence turn an angle of 03 degrees 28' to the right and continue Northeasterly along the center of the Old Birmingham-Montgomery Highway for 292.83 feet; thence turn an angle of 84 degrees 23' to the right and run Easterly for 430.0 feet; thence turn an angle of 93 degrees 41' to the right and run Southwesterly 295.47 feet to the point of beginning of the lot herein described; from said point of beginning continue thence in the same southwesterly direction along the East line of the Ralston Purina Company property 200 feet to the SW corner of the lot herein described; thence turn an angle of 93 degrees 41' to the left and run Easterly along North line of Ralston Purina Company property 418.51 feet, more or less, to a point on the West right of way line of U.S. Highway 31; run thence in a Northwesterly direction along the West right of way line of said U.S. 31 Highway 204.26 feet to a point; thence run in a straight westerly line (said line being parallel with the southerly line of a lot herein described) to the point of beginning. Being a part of the NW 1/4 of SW 1/4 of Section 13, Township 20 South, Range 3 West.

From the Southwest corner of Section 13, Township 20 South, Range 3 West run Easterly along the South boundary line of Section 13, Township 20 South, Range 3 West 764.69 feet, more or less, to the point of intersection of the South boundary line of Section 13, Township 20 South, Range 3 West and the West right of way line of U.S. 31 Highway; thence turn an angle of 102 degrees 18' to the left and run Northwesterly along the West right of way line of U.S. 31 Highway 1317.8 feet to the point of beginning of the land herein described; thence turn an angle of 77 degrees 42' to the left and run Westerly 878.51 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 92 degrees 09' to the right and run Northeasterly along the center of the Old Birmingham-Montgomery Highway for 303.24 feet; thence turn an angle of 03 degrees 28' to the right and continue Northeasterly along the center of the Old Birmingham-Montgomery Highway for 292.83 feet; thence turn an angle of 84 degrees 23' to the right and run Easterly for 430.0 feet; thence turn an angle of 93 degrees 41' to the right and run Southwesterly for

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LEGAL DESCRIPTION CONTINUED

495.47 feet; thence turn an angle of 93 degrees 41' to the left and run Easterly 418.51 feet, more or less, to a point on the West right of way line of U.S. 31 Highway; thence turn an angle of 77 degrees 42' to the right and run Southeasterly along the west right of way line of U.S. 31 Highway 102.35 feet, more or less, to the point of beginning.

This land being a part of the East Half of the SE 1/4 of Section 14, Township 20 South, Range 3 West and a part of the West Half of the SW 1/4 of Section 13 Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

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

1987 DEC 22 PM 1:56

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 4,036. ⁰⁰
2. Mtg. Tax	
3. Recording Fee	<u>10.⁰⁰</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>1047.⁰⁰</u>