

STATE OF ALABAMA)

COUNTY OF ETOWAH)

53

WARRANTY DEED TO A CORPORATION

700,000

THIS INDENTURE made this 26th day of December, 1987, between EDWIN L. EDWARDS, a married man, hereinafter referred to as "Grantor", and FIRST COMMERCIAL BANK, as Trustee under Indenture of Trust dated August 27, 1987, established by Birmingham Retail Center Associates, a corporation, hereinafter referred to as "Grantee",

W I T N E S S E T H:

Grantor, for and in consideration of the exchange of property by Grantee to Grantor and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto Grantee, its successors and assigns, the following described real estate, to-wit:

The North 45 feet of Lot 13, all of Lots 12, 11 and 10 and the South 25 feet of Lot 9, all in Block 2, Cedar Grove Estates, as recorded in Map Book 3, page 53 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama, less and except that portion taken by U.S. Highway 31 right-of-way.

The above-described property is conveyed subject to the following:

1. Ad valorem taxes accruing on or after October 1, 1987.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book "160", Page 64; Deed Book "103", Page 54; Deed Book "134", Page 25; Deed Book "170", Page 252 and Deed Book "176", Page 377, Probate Office, Etowah County, Alabama.
3. Right-of-way granted to Shelby County, Alabama by instrument recorded in Deed Book "167", Page 234; Deed Book "167", Page 242 and Deed Book "102", Page 446, Probate Office, Etowah County, Alabama.
4. Easement to American Telephone & Telegraph Company as shown by instrument recorded in Deed Book "168", Page 473; Deed Book "80", Page 44; Deed Book "168", Page 495 and Deed Book "168", Page 480, said Probate Office.
5. Easement to Southern Bell Telephone and Telegraph Company as shown by instrument recorded in Deed Book "175", Page 409, said Probate Office.

6. Less and except an part of subject property lying within a public road right-of-way.

TO HAVE AND TO HOLD unto said Grantee, and unto its successors and assigns, forever.

Grantor, subject to any aforesaid exceptions and reservations, for himself and for his heirs, executors and administrators, covenants with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall, warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

Whenever used herein, the singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and date first above written.

THE SUBJECT PROPERTY
IS NOT THE HOMESTEAD
OF THE GRANTOR.

Edwin L. Edwards (L.S.)
EDWIN L. EDWARDS

STATE OF ALABAMA)
COUNTY OF ETOWAH)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Edwin L. Edwards, a married man, 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 on the day the same bears date.

Given under my hand and official seal this the 30 day of December 1987.

[Signature]
NOTARY PUBLIC

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

88 JAN -4 PM 12:05

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>200.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>706.00</u>