

Send tax notice to  
First American Bank  
P. O. Box 100  
Pelham, Alabama 35124

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

STATE OF ALABAMA 332

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-five Thousand and No/100 Dollars (\$85,000.00) in hand paid to the undersigned E. J. M. Investment Co., an Alabama general partnership, (hereinafter "Grantor") by First American Bank (hereinafter "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of Section 27, Township 19 South, Range 1 West; thence run south along the west boundary of said section for a distance of 3,288.18 feet; thence turn an angle of 90 degrees to the left and run in an easterly direction for a distance of 2,408.89 feet to a point on the west boundary line of a county dirt road; thence turn an angle of 41 degrees 13 minutes 06 seconds to the right and run in a southeasterly direction for a distance of 173.81 feet; thence turn an angle to the right of 129 degrees 02 minutes 42 seconds and run in a southwesterly direction along the southerly right-of-way line of U. S. Highway No. 280 for a distance of 68.01 feet; thence turn an angle to the left of 22 degrees 44 minutes 51 seconds and run in a southwesterly direction for a distance of 66.18 feet to the point of beginning; from the point of beginning thus obtained, continue in a southwesterly direction along last described course for a distance of 227.82 feet; thence turn an angle to the left of 106 degrees 17 minutes 51 seconds and run in a southeasterly direction for a distance of 185.53 feet; thence turn an angle of 90 degrees to the left and run in a northeasterly direction for a distance of 196.47 feet; thence turn an angle to the left of 79 degrees 39 minutes 31 seconds and run in a northwesterly direction for a distance of 123.61 feet to the point of beginning.

SUBJECT TO:

1. Current ad valorem taxes.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 141, page 198; Deed Book 104, page 525; Deed Book 102, page 138; Deed Book 218, page 641; and Deed Book 220, page 335, in said Probate Office.
3. Right-of-way granted to South Central Bell by instrument recorded in Deed Book 320, page 931, in said Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights conveyed in Deed Book 13, page 180, in said Probate Office.
5. Easements, restrictions, reservations, and rights-of-way of record.

BOOK 173 PAGE 891

*First Amer. Bank*

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said E. J. M. Investment Co., by its General Partner, Anthony P. Marino, who is authorized to execute this conveyance, has hereto set its signature and seal on this 29th day of February, 1988.

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

88 MAR -4 AM 9:28

Thomas P. Henderson, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

E. J. M. INVESTMENT CO.

By

Anthony P. Marino  
Anthony P. Marino  
Its General Partner

Deed tax  
Rec. 85.00  
500.00  
100.00  
91.00

BOOK 173 PAGE 892

I, the undersigned, a notary public in and for said county in said state, hereby certify that Anthony P. Marino, whose name as General Partner of E. J. M. Investment Co., 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 General Partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal this 29th day of February, 1988.

Thomas P. Henderson, Jr.  
Notary Public

[NOTARIAL SEAL]

My commission expires 6/10/88