

988

#372,594.81

SEND TAX NOTICE TO:

W. P. Riley
Colonial Bank
P.O. Box 1887
Birmingham, AL 35201-1888

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this 7th day of April, 1988 by DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, a Virginia limited partnership (the "Grantor"), in favor of THE COLONIAL BANK OF HARTSELLE, a state banking corporation (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, the following described real property (the "Property") situated in Shelby County, Alabama, to wit:

Lot 3, according to the survey of Meadow Brook Corporate Park South, Phase II as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to real estate ad valorem taxes for the 1988 tax year which are a lien but not due and payable until October 1, 1988, all easements, restrictions, reservations, rights of way and other matters of record, if any.

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

BOOK 179 PAGE 852

BOOK 179 PAGE 853

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

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, has caused this Warranty Deed to be executed as of the day and year first above written.

DANIEL U.S. PROPERTIES
LIMITED PARTNERSHIP, a
Virginia limited
partnership

By: DANIEL REALTY INVESTMENT
CORPORATION, a Virginia
corporation, as General
Partner

By: 

Its: Senior Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 179 PAGE 854

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephen R. Monk whose name as Sr. Vice President of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as General Partner as aforesaid.

6th day of April, 1988. Given under my hand and official seal, this the

Binger A. McCoy
Notary Public
My Commission Expires: 8-2-88

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:
Susan E. Carr, 10 Inverness Center Parkway, Birmingham,
Alabama 35243

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

88 APR 13 AM 11:36

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 373.00
2. Mig. Tax 7.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 381.50