

THIS INSTRUMENT WAS PREPARED BY:

Name: Elizabeth Floyd
Address: 400 Perimeter Center Terrace, Suite 900, Atlanta, GA 30346

STATE OF ALABAMA)

DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Two Thousand Two Hundred Fifty and No/100 (\$52,250.00)-----
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a INVERNESS, (herein "GRANTOR"), in hand paid by Barclay E. Culverhouse, Inc.

(herein referred to as "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 ("PROPERTY"), situated in Shelby County, Alabama, to-wit:

Lot 4, Block 10, according to the Plat of the Second Addition to Woodford, a subdivision of Inverness, as recorded in Map Book 12, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1988.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 192, Page 723, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

THIS CONVEYANCE is made with the express reservation and condition that the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity because of any past or future mining or exercise of any right to use the minerals on the property described herein or because of any past or future subsidence, if any, of the land/or minerals conveyed hereby, and any and all damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, by reason of any exercise of any past mining and removal of minerals from the lands herein conveyed and/or mining and removal of minerals from the land herein conveyed and/or adjacent and nearby lands, or for any soil, subsoil or other conditions. Grantee acknowledges that it has been informed and understands that the Property may contain underground mines and tunnels and Grantee has made its own independent inspections and investigations of the hereinabove described land in reliance upon such inspections and investigations thereof.

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

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 1st day of July, 1988.

The full consideration quoted above was paid from mortgage loan closed simultaneously herewith.

2154 TRADING CORPORATION

Walter W. Turner
Vice President

*Natl Bank
of Commerce*

STATE OF GEORGIA)

COUNTY OF De Kalb)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Victor W. Turner, whose name as Vice President of 2154 Trading Corporation, a Corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of July, 1988.

Notary Public, Georgia State at Large
My Commission Expires Feb. 10, 1990

Jordan R. Nauman
Notary Public

BOOK 194 PAGE 142

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

1988 JUL 13 PM 7:21

Thomas G. Shivers
CLERK OF COURTS

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		500
4. Indexing Fee		100
TOTAL		600