

THIS INSTRUMENT PREPARED BY:
W. W. Conwell
Johnston, Conwell & Gloor
2015 Second Avenue North
Birmingham, Alabama 35203

Send Tax Notice to:
Pelham (W.H.) Ventures
AN AL Gen. Partnership
130 Vulcan Rd., #100
Birmingham, AL 35209

107

WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED DOLLARS AND FOURTEEN CENTS (\$119,900.14) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, K.T.S & B. INVESTMENTS, AN ALABAMA GENERAL PARTNERSHIP CONSISTING OF BASIL E. KENNEDY, MICHAEL E. THOMAS, CONSTANTINE N. SFAKIANOS AND ALTON EUGENE BRADBERRY, AS GENERAL PARTNERS (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto PELHAM (W.H.) VENTURES, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", attached hereto and made a part hereof as if fully set forth herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever:

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to

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the said GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 28 day of February, 1989.

K.T.S. & B INVESTMENTS, AN
ALABAMA GENERAL PARTNERSHIP

Maudrine Kennedy (Seal)

Basil E. Kennedy (Seal)
Basil E. Kennedy

Maudrine Kennedy (Seal)

Michael E. Thomas (Seal)
Michael E. Thomas

Maudrine Kennedy (Seal)

Constantine N. Sfakianos (Seal)
Constantine N. Sfakianos

Maudrine Kennedy (Seal)

Alton Eugene Bradberry (Seal)
Alton Eugene Bradberry

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STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BASIL E. KENNEDY, MICHAEL E. THOMAS, CONSTANTINE N. SFAKIANOS AND ALTON EUGENE BRADBERRY, AS GENERAL PARTNERS OF K.T.S. & B INVESTMENTS, AN ALABAMA GENERAL PARTNERSHIP, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February A. D., 1989.

Maudrine R. Kennedy
NOTARY PUBLIC

(SEAL)

EXHIBIT A

A tract of land situated in the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, all in Section 14, Township 20 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 14; thence in a northerly direction along the West line of said Quarter-Quarter Section a distance of 536.56 feet to a point on the northwesterly right-of-way margin of Parker Drive; thence with a deflection of $41^{\circ}28'50''$ right, along and with said right-of-way margin 210.82 feet to a point on the northeasterly right-of-way margin of Stuart Lane; thence with a deflection of $90^{\circ}00'00''$ left along and with said right-of-way margin 940.00 feet to a point, thence with a deflection of $90^{\circ}00'00''$ right 180.00 feet to the point of beginning; thence continue on the same course 412.70 feet to the southwesterly margin of the Seaboard Coast Line Railroad right-of-way, said right-of-way lying in a curve to the right; thence with a deflection of $80^{\circ}55'59''$ right to the chord of said curve of said curve of said right-of-way margin, and along said chord, a distance of 97.89 feet to a point on said right-of-way margin; thence with a deflection of $17^{\circ}54'38''$ right from said chord, 155.18 feet to a point; thence with a deflection of $81^{\circ}09'24''$ right 404.27 feet; thence with a deflection of $90^{\circ}00'00''$ right 250.00 feet to the Point of Beginning, forming a closing interior angle of $90^{\circ}00'00''$.

SUBJECT TO:

1. Advalorem Taxes for the year 1989, which said taxes are not due or payable until October 1, 1989.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 76, Page 307; Deed Book 169, Page 19; and Deed Book 182, Page 56.
3. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 285, Page 183.
4. Rights and easement for water drainage as described in deed to Weyerhaeuser Company recorded in Deed Book 311, Page 953.
5. A perpetual right and easement for railroad spur track purposes granted to Weyerhaeuser Company in Deed Book 327, Page 490.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR -4 AM 9:13

Thomas H. [Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 120.00
2. Mig. Tax
3. Recording Fee 750
4. Indexing Fee 100
TOTAL 128.50