

WARRANTY DEED

Send Tax Notice To: AmSouth Bank N. A.
P. O. Box 11426
Birmingham, Alabama 35202

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS, in cash, and in accordance with the terms of an integrated plan to which the parties have previously agreed, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, (herein referred to as Grantor), grant, bargain, sell and convey unto AMSOUTH BANK N. A., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL A

Commence at the Northwest corner of the Southwest Quarter of Section 25, Township 20 South, Range 3 West; run thence South 0 degrees 51 minutes 34 seconds West along the West line of said Section 25 for 373.97 feet; run thence South 80 degrees 28 minutes 22 seconds East for 193.0 feet to the East Right of Way of CSX Railroad and the Point of Beginning; continue South 80 degrees 28 minutes 22 seconds East along the South line of the "Walmart Property" as recorded in Deed Book 39 Page 584 for 459.61 feet; run thence South 04 degrees 52 minutes 18 seconds West for 188.0 feet; run thence South 88 degrees 21 minutes 26 seconds East for 45.12 feet to the West Right of Way of U.S. Highway Number 31; run thence South 16 degrees 07 minutes 33 seconds West along said West Right of Way for 389.72 feet; run thence North 88 degrees 16 minutes 30 seconds West along the North line of the "McDonald's Corporation Property"; as recorded in Deed Book 345 Page 583 for 255.0 feet; run thence South 16 degrees 07 minutes 34 seconds West along the West line of said "McDonald's Corporation Property" for 28.06 feet; run thence North 81 degrees 29 minutes 25 seconds West for 207.68 feet to the East Right-of-Way of said CSX Railroad; run thence North 08 degrees 30 minutes 35 seconds East along said East Right-of-Way for 634.61 feet to the Point of Beginning.

Said land being in the Northwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and containing 292,007.6 square feet or 6.703 acres.

ALSO:

PARCEL B

Commence at the Northwest corner of the Southwest Quarter of Section 25, Township 20 South, Range 3 West; run thence South 0 degrees 51 minutes 34 seconds West along the West line of said Section 25 for 373.97 feet; run thence South 80 degrees 28 minutes 22 seconds East for 193.0 feet to the East Right of Way of CSX Railroad; run thence South 08 degrees 30 minutes 35 seconds West along said East Right of Way for 634.61 feet to the Point of Beginning; run thence South 81 degrees 29 minutes 25 seconds East for 207.68 feet to

BOOK 242 PAGE 216

Alabama Title

the West line of the "McDonald's Corporation Property" as recorded in Deed Book 345, Page 583; run thence South 16 degrees 07 minutes 34 seconds West along said West line for 136.94 feet; run thence North 88 degrees 16 minutes 30 seconds West for 145.00 feet; run thence South 16 degrees 07 minutes 32 seconds West for 145.00 feet; run thence North 88 degrees 16 minutes 30 seconds West for 26.51 feet to the East right of way of said CSX Railroad; run thence North 08 degrees 30 minutes 35 seconds East along said East Right of Way for 299.72 feet to the Point of Beginning.

Said land being in the Northwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and containing 34,175.3 square feet or 0.785 acres.

Subject to: 1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989. 2. Covenants, easements and agreements as set out by instrument recorded in Misc. Volume 39 page 573 in the Probate Office of Shelby County, Alabama. 3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 141 page 506; Deed Book 113 page 95 and Deed Book 170 page 262 in Probate Office. 4. Easement to South Central Bell as shown by instrument recorded in Deed Book 333 page 456 in Probate Office. 5. Easement to City of Pelham as shown by instrument recorded in Deed Book 337 page 525 in Probate Office. 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 303 page 226 and Deed Book 119 page 83, in Probate Office, but are currently being assessed by Ruth Purvis Worrell. 7. Mineral Lease from Ruth Purvis Worrell, et al, to Cities Service Company as shown by instrument recorded in Deed Book 331 page 699 in Probate Office. 8. Easement Agreement between Sherman Holland, Jr. and McDonald's Corporation, a Delaware Corporation, as recorded in Deed Book 345 page 579 in Probate Office. 9. Subject to those items shown by the Survey of Joe E. McKinley, a Registered Professional Land Surveyor dated the 30th day of May, 1989, excepting only two (2) sales offices, one (1) storage shed and three (3) signs.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

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

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal, this 9th day of June, 1989.

 (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., 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 9th day of June, 1989.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

BOOK 242 PAGE 218

NOTARY PUBLIC
I CERTIFY THAT
INSTRUMENT WAS FILED

89 JUN -9 PM 3:51

John Burdette Bates
JUDGE OF PROBATE

1. Dead Tax	\$ 1,556.00
2. Mtg. Tax	_____
3. Recording Fee	7.50
4. Indexing Fee	2.00
TOTAL	1,565.50