

17X
SEND TAX NOTICE TO:
Eddleman Associates II, Ltd.
c/o Eddleman Properties, Inc.
Mountain Brook Center
2700 Highway 280 South
Suite 325
Birmingham AL 35223

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Seven Thousand Five Hundred Dollars (\$37,500.00), and other good and valuable consideration, to the undersigned grantor, 2154 Trading Corporation, a New York corporation (the "Grantor") in hand paid by Eddleman Associates II, Ltd., an Alabama limited partnership (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee, its successors and assigns, the following described real estate, situated in Shelby County, Alabama, to-wit:

All that certain property described in Exhibit "A" which is attached hereto and made a part hereof.

SUBJECT TO:

Taxes for the year 1990, a lien but not yet due and payable; easements of record; minerals and mining rights not owned by the Grantor; and any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said Eddleman Associates II, Ltd., an Alabama limited partnership, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has by its duly authorized officer, set its signature and seal, this the 16th day of November, 1989.

2154 Trading Corporation

By: Christine T. Markusse

Its: VICE PRESIDENT

FBI

Eddleman Associates

STATE OF GEORGIA)
COUNTY OF DEKALB)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher M. Parkerson, Vice President, of 2154 Trading Corporation, a New York corporation, 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 the instrument, 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 16th day of November, 1989.

Patricia A. McNahan
NOTARY PUBLIC

My Commission expires:

PATRICIA A. MCNAHAN
Notary Public, State of Georgia
My Comm. Expires 12/31/92

EXHIBIT "A"
DEED FROM
2154 TRADING CORPORATION
TO EDDLEMAN ASSOCIATES II, LTD.

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at an iron pin found locally accepted to be Northeast corner of said quarter-quarter section and run thence South along the East line of said quarter-quarter section for a measured distance of 1,317.00 feet (1,317.20 feet deed) to an iron pin found at the Southeast corner of said quarter-quarter section; thence turn an angle to the right of 92°-13'-32" and run in a Westerly direction along the South line of said quarter-quarter section for measured distance of 727.88 feet (728.00 feet deed) to an iron pin found at the point of beginning; thence continue along last stated course for a distance of 208.80 feet to a point; thence turn an angle to the right 133°-15'-22" and run in a Northeasterly direction for the distance of 294.89 feet to a point; thence turn an angle to the right of 9°-31'-08" and run in a Northeasterly direction for a distance of 241.48 feet to a point; thence turn an angle to the right of 154°-26'-20" and run in a Southwesterly direction for a distance of 405.77 feet to the point of beginning. Said parcel containing 1.00 acres, more or less.

According to survey dated August 1, 1989 of Kenneth B. Weygand, Alabama Reg. #11768.

BOOK 268 PAGE 59

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

89 NOV 29 PM 12:53

Thomas A. J. J. J.
JUDGE OF PROBATE

1. Deed Tax	\$ 37.50
2. Notary Fee	7.50
3. Recording Fee	2.00
4.
5.
6. ...	1.00
Total	\$ 49.00