

Send Tax Notice To:

Paul B. Sherrod, Jr.
c/o Sherrod Company
1606 Green Springs Highway
Birmingham, Alabama 35205

497

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 7th day of December, 1989 by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to PAUL B. SHERROD, JR. (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, PAUL B. SHERROD, JR., that certain real property situated in the City of Pelham, Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Subject Property"),

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1990, not yet due and payable;

2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 520 and Deed Book 145, Page 378 in the Office of the Judge of Probate of Shelby County, Alabama;

3. Drainage easement on the North and West sides as shown on subdivision Plat recorded in Map Book 13, Page 140, in said Probate Office;

4. Declaration of Protective Covenants for Cahaba Valley Park North as set out in Real 268, Page 140, in said Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, PAUL B. SHERROD, JR., his, heirs, executors, administrators, successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its General Partner which is duly authorized hereunto.

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119 PROPERTIES, LTD., an Alabama
limited partnership

BY: CAHABA VALLEY PROPERTIES,
INC., ITS GENERAL PARTNER

By: Charles H. Stephens
Charles H. Stephens
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, Ltd., an Alabama 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 7th day of December, 1989.

David L. Silverstein
Notary Public
My Commission Expires: 8-6-92

THIS INSTRUMENT PREPARED BY:

David L. Silverstein
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

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EXHIBIT A

Part of Block 2, of Cahaba Valley Park North as recorded in Map Book 13 page 140, in the Probate Office of Shelby County, Alabama:
Commence at centerline station 35+00 Cahaba Valley Parkway which is the intersection of Cahaba Valley Parkway and Cahaba Valley Parkway West; thence run West along the centerline of Cahaba Valley Parkway West for 330.00 feet; thence turn an angle to the right of 90 deg. 00 min. and run North 30.0 feet to the North right of way line of Cahaba Valley Parkway West and to the point of beginning; thence continue Northerly along the same course for 310.00 feet; thence 90 deg. 00 min. right and run Easterly for 220.0 feet to a point on the Westerly right of way line of Cahaba Valley Parkway; thence 90 deg. 00 min. right and run Southerly for 260.00 feet to the beginning of a curve to the right, said curve subtending a central angle of 90 deg. 00 min. and having a radius of 50.0 feet; thence run Southwesterly along the arc of said curve and along said right of way line for 78.54 feet to a point on the right of way line of Cahaba Valley Parkway West; thence at Tangent to said curve run Westerly along said right of way line for 170.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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

89 DEC -8 AM 9:06

Thomas W. Davidson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 100.00
2. ...	\$ 7.50
3. ...	\$ 3.00
4. ...	\$ 1.00
Total	\$ 111.50