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This instrument was prepared by:
Claude McCain Moncus, Esq.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Birmingham Realty Company
ATTN: Steve House
2118 First Avenue, North
Birmingham, Alabama 35203

4,861,887.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor, Keystone Plaza Associates, an Alabama General Partnership, by Hadley Church Realty Company, Inc., and Charles F. White, Jr., its General Partners, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said Keystone Plaza, an Alabama General Partnership, does by these presents, grant, bargain, sell and convey unto AmSouth Bank, N.A., as Trustee for Vulcan Materials Company under Trust Agreement dated October 16, 1989 (herein referred to as "Grantee", whether one or more) the following described real estate (the "Property"), situated in Shelby County, Alabama, and more particularly described on the attached Exhibit A.


TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, and said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and, that it will and its successors and assigns 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, the said Grantor has hereunto set is hand by its duly authorized partner this 2nd day of January, 1990.

SELLER:

Keystone Plaza Associates, an
Alabama General Partnership

Hadley Church Realty Company,
Inc., its General Partner

By: 
Greg A. Church
Its President

By: 
Charles F. White, Jr.
Its General Partner

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Alabama

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Greg A. Church, whose name as President of Hadley Church Realty Company, Inc., general partner of Keystone Plaza Associates, an Alabama General 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 said instrument, he as such officer of said corporation as such general partner and with full authority, executed the same voluntarily for and as the act of said corporation as general partner of said general partnership on the day the same bears date.

Given under my hand and official seal this 2nd day of JANUARY, 1990.



Notary Public
My Commission Expires 6/10/91

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles F. White, Jr., whose name as general partner of Keystone Plaza Associates, an Alabama General 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 said instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand and official seal this 2nd day of JANUARY, 1990.



Notary Public
My Commission Expires: 6/10/91

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EXHIBIT A

Commence at the Northwest corner of the Southwest 1/4 of Section 25, Township 20 South, Range 3 West; run thence South 0 deg. 51 min. 34 sec West along the West line of said Section 25 for 373.97 feet; run thence South 80 deg. 28 min. 22 sec. East for 193.0 feet to the East Right of way of CSX Railroad and the point of beginning; continue South 80 deg. 28 min. 22 sec. 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 deg. 52 min. 18 sec. West for 188.0 feet; run thence South 88 deg. 21 min. 26 sec. East for 45.12 feet to the West right of way of U.S. Highway Number 31, run thence South 16 deg. 07 min. 33 sec. West along said West right of way for 389.72 feet; run thence North 88 deg. 16 min 30 sec. 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 deg. 07 min. 34 sec. West along the West line of said "McDonald's Corporation Property" for 28.06 feet; run thence North 81 deg. 29 min. 25 sec. West for 207.68 feet to the East right of way of said CSX Railroad; run thence North 08 deg. 30 min. 35 sec. East along said East right of way for 634.61 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem Tax ID for 1990: 58-13-7-25-3-001-005.
2. Covenants, easements and agreements as set out by instrument recorded in Miscellaneous Volume 39, Page 573 in Probate Office.
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 City of Pelham as shown by instrument recorded in Deed Book 337, Page 525 in Probate Office.
5. 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.
6. Easement Agreement between Sherman Holland, Jr. and McDonald's Corporation, a Delaware Corporation, as recorded in Deed Book 345, Page 579 in Probate Office.
7. Lease Agreement by and between Keystone Plaza Associates to Western Supermarket, Inc. dated June 8, 1989 and recorded in Real 245, Page 852.

I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN -8 AM 9:49

Deed TAX \$862.00
Rec 7.50
Jud 3.00
Cert 1.00
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