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Send tax notice to:
Birmingham Realty Company
2118 1st Avenue North
Birmingham, Alabama 35203

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on January 2, 1990, pursuant to the terms of a Trust Agreement dated October 16, 1989, established by Vulcan Materials Company to facilitate the exchange of certain real property with Birmingham Realty Company (the "Vulcan Materials Company Trust"), AmSouth Bank, N. A., as Trustee for the Vulcan Materials Company Trust, acquired title to the hereinbelow described property; and

WHEREAS, title to the hereinbelow described property was taken by the Trustee solely to facilitate said exchange of properties with the intention that the Trustee would convey the hereinbelow described property to Birmingham Realty Company; and

WHEREAS, Birmingham Realty Company has requested that AmSouth Bank, N.A., as said Trustee, convey the hereinbelow described property to it to complete the property exchange;

NOW, THEREFORE, in consideration of the foregoing recitals and to complete the exchange of the property as aforesaid, the receipt and sufficiency of said consideration being hereby acknowledged, AmSouth Bank, N. A., as Trustee under the Vulcan Materials Company Trust ("hereinafter referred to as Grantor") does by these presents grant, bargain, sell, and convey unto Birmingham Realty Company (hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest $\frac{1}{4}$ 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.

Said land being in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.

Calabro Title

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TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, subject, however, to the following:

1. Lien for ad valorem taxes for the 1990 tax year, which taxes are not due and payable until October 1, 1990.
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 said Probate Office.
4. Easement to City of Pelham as shown by instrument recorded in Deed Book 337, page 525, in said 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 said 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 said 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.

IN WITNESS WHEREOF, the said Grantor, by Donald A. Ferguson, its Vice President and Trust Real Estate Officer, who is authorized to execute this conveyance, has hereto set its signature and seal this 2 day of JANUARY, 1990.

AMSOUTH BANK, N. A.
AS TRUSTEE UNDER TRUST AGREEMENT
DATED OCTOBER 16, 1989, ESTABLISHED BY
VULCAN MATERIALS COMPANY

By Donald A. Ferguson
Donald A. Ferguson
Its Vice President and Trust Real Estate Officer

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Donald A. Ferguson, whose name as Vice President and Trust Real Estate Officer of AmSouth Bank, N. A., as Trustee under Trust Agreement dated October 16, 1989, established by Vulcan Materials Company, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said association in its capacity as said Trustee.

Given under my hand and official seal this 22 day of JANUARY, 1990.

Charles A. Bowers Jr.
Notary Public

[NOTARIAL SEAL]

My commission expires: 6/10/91

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

90 JAN -8 AM 9:50

Thomas A. Henderson Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	4862.00
2. Notary Fee -----	\$	7.50
3. Recording Fee -----	\$	3.00
4. Certified Stamp Fee --	\$	1.00
Total -----	\$	4873.50