

Send Tax Notice To:

Birmingham Realty Company
2118 First Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 19th day of January 1990, by NOLAN L. SHORY and wife, BILLIE J. SHORY, (hereinafter referred to as the "Grantors"), to BIRMINGHAM REALTY COMPANY, a corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ninety-Five Thousand (\$95,000.00) Dollars in hand paid by Grantee to Grantors, and the execution and delivery of a promissory note in the amount of \$180,000.00 secured by a first purchase money mortgage, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

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

This conveyance is subject to the following:

BOOK 276 PAGE 19


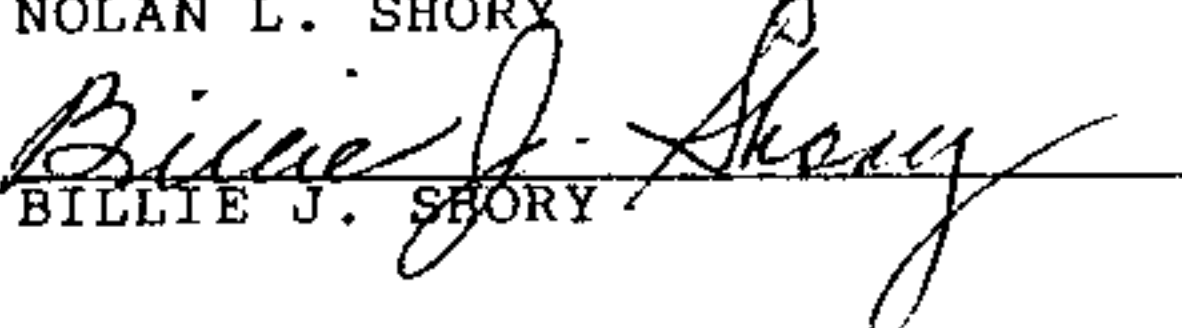
1. Ad valorem taxes for tax year 1990;
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 141, Page 593; Deed Book 142, Page 490; Deed Book 131, Page 135; and Deed Book 131, Page 163, in the Probate Office of Shelby County, Alabama;
3. Right of way to Shelby County as recorded in Deed Book 260, Page 760; Deed Book 260, Page 762; and Deed Book 260, Page 764, in the Probate Office of Shelby County, Alabama;
4. Title to minerals underlying the SE 1/4 of SE 1/4, Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, as reserved in Deed Book 37, Page 266, in the Probate Office of Shelby County, Alabama;
5. Title to one-half interest in minerals to the S 1/2 of NW 1/4 of NE 1/4, Section 34, Township 17 South, Range 1 East, as reserved in Deed Book 104, Page 67, in the Probate Office of Shelby County, Alabama;
6. Title to minerals underlying the NE 1/4 of SE 1/4, Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, as reserved in Deed Book 113, Page 226, in the Probate Office of Shelby County, Alabama;
7. Easement to Bell Telephone Company as shown in Deed Book 132, Page 61, in the Probate Office of Shelby County, Alabama.

✓ Berkowitz, Lepkowitz

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

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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, the Grantors caused this Warranty Deed to be executed on this 24th day of January, 1990.

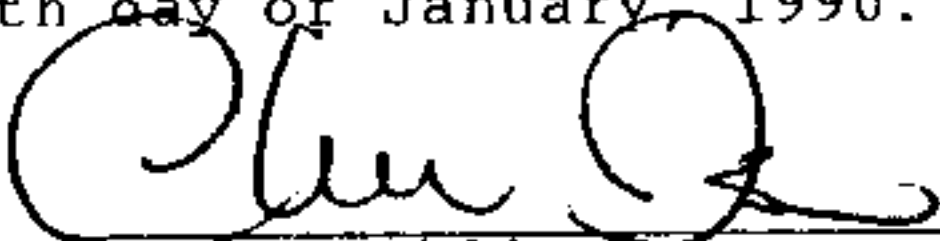

NOLAN L. SHORY

BILLIE J. SHORY

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nolan L. Shory, and wife, Billie J. Shory, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of January, 1990.


Notary Public
My Commission Expires: 4-19-92

09470

EXHIBIT A

PARCEL "A"

The E 1/2 of the NE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 34, Township 17 South, Range 1 East, described as follows: Beginning at the NW corner of the E 1/2 of the NE 1/4 of the NW 1/4 of Section 34, go South 00 degrees 22 minutes 56 seconds West along the West boundary of said E 1/2 of the NE 1/4 of the NW 1/4 for 1309.77 feet to the SW corner of the E 1/2 of the NE 1/4 of the NW 1/4 of Section 34; thence South 89 degrees 13 minutes 28 seconds East along the South boundary of said E 1/2 of the NE 1/4 of the NW 1/4 and the South boundary of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 34 for 1322.45 feet to the SE corner of said SW 1/4 of the NW 1/4 of the NE 1/4 of Section 34; thence North 00 degrees 15 minutes 02 seconds East along the East boundary of said 1/4-1/4-1/4 Section for 660.15 feet to the NE corner of said 1/4-1/4-1/4 Section; thence North 89 degrees 49 minutes 49 seconds West along the North boundary of said 1/4-1/4-1/4 Section for 659.13 feet to the East boundary of the E 1/2 of the NE 1/4 of the NW 1/4 of Section 34; thence North 00 degrees 18 minutes 27 seconds East along said East boundary for 659.53 feet to the NE corner of said E 1/2 of the NE 1/4 of the NW 1/4 of Section 34; thence North 89 degrees 28 minutes 36 seconds West along the North boundary of said E 1/2 of the NE 1/4 of the NW 1/4 of Section 34 for 660.92 feet to the point of beginning.

PARCEL "B"

All that part of the N 3/4 of the SE 1/4 of the SE 1/4 and all that part of the NE 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, lying South of Shelby County Highway No. 101 described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 27 and go North 00 degrees 19 minutes 07 seconds East along the East boundary of said 1/4-1/4 Section for 431.77 feet to a point on the Northerly boundary of Highway No. 101 and the point of beginning; thence continue North 00 degrees 19 minutes 07 seconds East along said East boundary for 651.97 feet to the Southerly boundary of Highway No. 101; thence North 54 degrees 52 minutes 34 seconds West along said Southerly boundary for 381.61 feet to the beginning of a curve to the left, having a central angle of 56 degrees 29 minutes 54 seconds and a radius of 675.07 feet; thence Westerly along said curve for 665.67 feet to the point of tangent; thence South 68 degrees 37 minutes 32 seconds West along the Southerly boundary of said Highway for 407.45 feet to the West boundary of the SE 1/4 of the SE 1/4 of said Section; thence South 00 degrees 10 minutes 55 seconds West along said West boundary for 875.26 feet to the SW corner of the N 3/4 of the SE 1/4 of the SE 1/4 of Section 27; thence South 88 degrees 55 minutes 11 seconds East along the South boundary of said N 3/4 of the SE 1/4 of the SE 1/4 for 1221.04 feet to the Northerly boundary of Highway No. 101; thence North 46 degrees 27 minutes 11 seconds East along said Northerly boundary for 143.99 feet to the point of beginning.

PARCEL "C"

All that part of the SE 1/4 of the SE 1/4 and all that part of the NE 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, lying North of Shelby County Highway No. 101, described as follows:

Beginning at the SE corner of the NE 1/4 of the SE 1/4 of Section 27, go North 00 degrees 03 minutes 23 seconds East along the East boundary of said 1/4-1/4 Section for 1318.33 feet to the NE corner of said 1/4-1/4 Section; thence North 89

degrees 05 minutes 44 seconds West along the North boundary of said 1/4-1/4 Section for 1323.64 feet to the NW corner of said 1/4-1/4 Section; thence South 00 degrees 12 minutes 34 seconds West along the West boundary of said 1/4-1/4 Section for 1324.16 feet to the NW corner of the SE 1/4 of the SE 1/4 of said Section 27; thence South 00 degrees 10 minutes 55 seconds West along the West boundary of said 1/4-1/4 Section for 21.60 feet to the Northerly boundary of Highway No. 101; thence North 68 degrees 37 minutes 32 seconds East along said Northerly boundary for 376.19 feet to the beginning of a curve to the right, having a central angle of 56 degrees 29 minutes 54 seconds and a radius of 755.07 feet; thence Easterly along said curve for 744.56 feet to the point of tangent; thence South 54 degrees 52 minutes 34 seconds East along the Northerly boundary of said Highway for 325.48 feet to the East boundary of the SE 1/4 of the SE 1/4 of said Section; thence North 00 degrees 19 minutes 07 seconds East along said East boundary for 141.44 feet to the point of beginning.

EXHIBIT "B"

The NE 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 34, and the S 1/2 of the S 1/2 of the SE 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, described as follows:

Beginning at the NE corner of the NE 1/4 of the NE 1/4 of Section 34, go South 00 degrees 08 minutes 17 seconds West along the East boundary of said 1/4-1/4 Section for 1323.90 feet to the SE corner of said 1/4-1/4 Section; thence North 89 degrees 13 minutes 28 seconds West along the South boundary of said 1/4-1/4 Section for 1322.45 feet to the SE corner of the SE 1/4 of NW 1/4 of the NE 1/4 of Section 34; thence continue North 89 degrees 13 minutes 28 seconds West along the South boundary of said SE 1/4 of the NW 1/4 of the NE 1/4 of Section 34 for 661.22 feet to the SW corner of said 1/4-1/4-1/4 Section; thence North 00 degrees 15 minutes 02 seconds East along the West boundary of said 1/4-1/4-1/4 Section for 660.15 feet to the NW corner of said 1/4-1/4-1/4 Section; thence South 89 degrees 49 minutes 49 seconds East along said the North boundary of said 1/4-1/4-1/4 Section for 659.13 feet to the West boundary of the NE 1/4 of the NE 1/4 of Section 34; thence North 00 degrees 04 minutes 23 seconds East along said West boundary for 667.14 feet to an existing iron pin and the SW corner of the S 1/2 of the S 1/2 of the SE 1/4 of the SE 1/4 of Section 27; thence North 00 degrees 10 minutes 55 seconds East along the West boundary of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section for 327.31 feet to the NW corner of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4, Section; thence South 88 degrees 55 minutes 11 seconds East along the North boundary of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4, Section for 1324.86 feet to the NE corner of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section; thence South 00 degrees 19 minutes 07 seconds West along the East boundary of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section for 330.61 feet to the point of beginning.

5235Z

- 2 -

STATE OF ALA. SHELLEY C.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN 25 PM 1:18

Calvin A. Summerville, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 95.00
2. Notary Fee	\$ 10.00
3. Recording Fee	\$ 3.00
4.	0.00
5.	1.00
6.	0.00
Total	\$109.00