

STATE OF ALABAMA

COUNTY OF SHELBY

SBA Loan No. EOL-WOB 330182 30 06

DEED

FOR AND IN CONSIDERATION of the sum of \$83,143.00, the receipt of which is hereby acknowledged, the Small Business Administration, an agency of the Government of the United States of America, pursuant to 15 U.S.C. § 631 et seq., hereby grants, bargains, sells, and conveys unto Willis D. Moore, Jr., hereinafter referred to as "Grantee", and his heirs and assigns, the following described real property situated in Shelby County, Alabama, to-wit:

That part of W 1/2 of SE 1/4 of NE 1/4 of Section 4, Township 20, Range 1 West. Beginning at SW corner of said 40 run North 75 feet or to Public road; thence NE along said road to intersection of centerline (approximately 630 feet); thence South 175 feet to South line of said 40; thence West 660 feet to point of beginning. (6 acres, more or less). Being all land lying South of Public road of said 40.

ALSO: A certain parcel of land in the NE corner of the NW 1/4 of SE 1/4, Section 4, Township 20, Range 1 West, more fully described as follows: Begin at the NE corner of said forty; thence West 110 feet to Chelsea and Calera Road; thence SW along said road 97 feet to old Birmingham and Columbiana Road; thence SE along the Birmingham and Columbiana Road about 234 feet to where East boundary line crosses road; thence North about 192 feet to point of beginning.

ALSO, the following: The NE 1/4 of SE 1/4, Section 4, Township 20, Range 1 West, LESS THE FOLLOWING: A certain tract of land described as follows: Beginning at a point 92 yards West of the SE corner of said forty; thence North 80 yards; thence West 80 yards; thence North 35 yards; thence West 35 yards; thence South 115 yards to South boundary line of said forty; thence East along said line 115 yards to point of beginning. Being about 1 1/2 acres.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND: That portion of land conveyed to J.D. Allen and Martha Faye B. Allen on August 28, 1965, recorded in Deed Book 237, Page 373; that portion conveyed to Phillip M. Alford and Carol M. Alford on January 30, 1975, recorded in Deed Book 290, Page 641, said deed was re-recorded in Deed Book 291, Page 89; that portion conveyed to Herman Moore and Charlene Moore on May 11, 1977, and recorded in Deed Book 305,

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Page 771; that portion conveyed to Ronald L. Moore on April 24, 1979, recorded in Deed Book 319, Page 192; and that portion conveyed to Michael W. Moore and wife, Devida K. Moore on April 23, 1979, recorded in Deed Book 319, Page 193, all being recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto said Grantee and his heirs and assigns forever.

IT IS EXPRESSLY STIPULATED, AGREED AND UNDERSTOOD that this conveyance is made and given without representation, warranty or recourse, express or implied, as to title, use and/or enjoyment of the property described above, upon the undersigned, and is further made subject to unpaid taxes, if any, and to the statutory right of redemption, if any - it being the purpose of this instrument to convey all right, title and interest acquired by the Small Business Administration in and to the aforesaid real property by Foreclosure Deed dated December 18, 1989, being of record in Deed Book 271 at Page 609, in the Office of Judge of Probate of Shelby County, Alabama.

SBA has made no representations or warranties as to the physical condition of the real estate and/or any improvements therein. SBA was not familiar with the environmental condition of the real estate either at the date of the foreclosure sale on said real estate or at the date of execution of this foreclosure deed and has made no statements or warranties that said real estate is or is not free of any hazardous and/or toxic substances. Purchaser of said real estate releases and holds and saves SBA harmless from and against all claims, losses, demands, costs, expenses, (including attorneys fees and other legal costs), liabilities, damages and judgments arising out of or related to SBA's use (past, present, or future) of said real estate or breach of this representation. Purchasers of said real estate acknowledge their understanding, acceptance of and agreement with the conditions, releases, indemnities, representations and warranties set forth.

It is hereby agreed between and among the parties, and notice is hereby given, that the terms "SBA," "Small Business Administration," "Small Business Administration, an agency of the United States of America," and "Administrator of the Small Business Administration, an agency of the Government of the United States of America" are the same and synonymous, and that the real party in interest is the Government of the United States of America.

IN WITNESS WHEREOF, U. S. Small Business Administration has caused this conveyance to be executed by B. W. House, Chief, Portfolio Management Division, Birmingham District Office, Birmingham, Alabama, pursuant to the authority contained in 47 F.R. § 2305, the contents of which publication are to be judicially noticed pursuant to 44 U.S.C. § 1507.

THIS, the 3rd day of April, 1990.

THIS INSTRUMENT PREPARED BY:
E. H. Bixler, IV
Attorney Advisor
Small Business Administration
2121 8th Avenue, North, Suite 200
Birmingham, Alabama 35203-2398

SMALL BUSINESS ADMINISTRATION

By B. W. House
B. W. House, Chief
Portfolio Management Division
Birmingham District Office
Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

STATE OF ALABAMA
I CERTIFY THAT
THIS INSTRUMENT WAS FILED

90 APR -4 AM 9:27

1. Deed Tax	\$ 83.50
2. Mtg. Tax	\$ 1.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Other Fee	\$ 0.00
Total	\$ 90.00

I, the undersigned, a Notary Public in and for said County in said State hereby certify that B. W. House, whose name as Chief, Portfolio Management Division, Birmingham District Office, Small Business Administration, 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, in his capacity as such Chief, Portfolio Management Division, Birmingham District Office, Small Business Administration, with full authority executed the same voluntarily for and as the act of the Small Business Administration.

GIVEN UNDER MY HAND and seal this the 3rd day of April, 1990.

Carolyn Mayton
Notary Public

My Commission Expires:

7-17-90

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