

This Instrument Prepared By:  
Virginia C. Smith  
1100 Park Place Tower  
Birmingham, Alabama 35203

Send Tax Notice To:  
Graham & Co, Inc.  
2416 Green Springs Hwy.  
Birmingham, AL 35209

STATE OF ALABAMA )

COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Twenty-One Thousand Dollars (\$521,000.00) to the undersigned Grantor, O. Lonnie Tidwell, a married man (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Henry V. Graham, a married man (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit (the "Property"):

Part of the E 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the Northwest corner of Lot 2, 2nd Amendment Commercial Subdivision, Riverchase East 1st Sector, as recorded in Map Book 6, Page 139, in the Office of the Judge of Probate, Shelby County, Alabama, run in a Southerly direction along the West line of said Lot 2 for a distance of 126.79 feet, more or less, to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 171.97 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction for a distance of 323.89 feet, more or less, to a point on the Easterly right of way line of Business Center Drive; thence turn an angle to the right of 90 degrees 03 minutes and run in a Northerly direction along said right of way for a distance of 171.97 feet; thence turn an angle to the right of 89 degrees 57 minutes and run in an Easterly direction for a distance of 323.74 feet, more or less, of the point of beginning. Situated in Shelby County, Alabama

Subject To:

- (1) Ad valorem taxes for 1990 and the subsequent years, which are not due and payable until October 1, 1990;
- (2) Rights of parties in possession of the Property under existing leases;
- (3) Title to minerals underlying the Property with mining rights and privileges belonging thereto, as conveyed in Deed Book 5, Page 706, in the Probate Office of Shelby County;

BOOK 308 PAGE 336

(4) Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 523; Deed Book 139, Page 157; Deed Book 167, Page 104; Deed Book 219, Page 581; and Real Record 99, Page 565, in said Probate Office;

(5) Restrictive covenants as recorded in Real Record 21, Page 339, in said Probate Office;

(6) Ten foot easement along the easterly property line, as shown by Map Book 8, Page 170;

(7) Mortgage from Campco Investments, II, an Alabama general partnership, to SouthTrust Bank of Alabama, National Association, dated December 1, 1986, recorded in Real Record 102, Page 473, in said Probate Office; and

(8) Assignment of rents and leases by and between Campco Investments, II, an Alabama general partnership, and SouthTrust Bank of Alabama, National Association, dated December 1, 1986, recorded in Real Record 102, Page 495, in said Probate Office.

The property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executors, administrators and assigns forever.

And said Grantor does for him, his successors and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 29<sup>th</sup> day of August, 1990.

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

90 SEP -5 AM 9:33

STATE OF ALABAMA  
JUDGE OF PROBATE  
COUNTY OF Jefferson

O. Lonnie Tidwell  
O. Lonnie Tidwell

|         |         |
|---------|---------|
| 1. Deed | \$21.00 |
| 2. Deed | 5.00    |
| 3. Deed | 5.00    |
| 4. Deed | 5.00    |
| 5. Deed | 1.00    |
| 6. Deed | 1.00    |
| Total   | \$38.00 |

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that O. Lonnie Tidwell, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 29<sup>th</sup> day of August, 1990.

Virginia Canthos Smith  
Notary Public  
My Commission Expires: \_\_\_\_\_

My Commission Expires February 27, 1992