

1626
Send Tax Notice To:

119 Properties, Ltd.
119 Hillsdale Road
Birmingham, Alabama 35213

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 25th day of September, 1990 by NELL DEXTER WAITE, a married woman (hereinafter referred to as the "Grantor"), to 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Fifty Thousand and NO/100 Dollars (\$50,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, 119 PROPERTIES, LTD., an Alabama limited partnership, the real estate described in Exhibit "A" attached hereto and incorporated herein by reference,

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:

1. Ad valorem taxes for tax year 1990, not due and payable;

2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 520, Deed Book 145, Page 378, and Real 5, Page 159 in the Probate Office of Shelby County, Alabama;

3. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 101, Page 523 in said Probate Office; and

4. 10 foot easement for drainage and utilities as recorded in Deed Book 324, Page 166, in said Probate Office.

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

And said Grantor does for herself, her successors and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her 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.

The Grantor warrants that the real estate described in Exhibit "A" does not constitute the homestead of Grantor or Grantor's spouse.

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IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this 25th day of September, 1990.

Nell Dexter Waite
NELL DEXTER WAITE

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nell Dexter Waite, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of September, 1990.

Vernith L. Tate
Notary Public
My Commission Expires: 12-15-93

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

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EXHIBIT "A"

Part of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said Section; thence run East along the North line of said Section for 3,346.14 feet (record 3,325.0 feet) to a 1/2 inch rebar corner at the northwest corner of that tract of land described in Deed Book 002 page 174, in the Probate Office of Shelby County, Alabama, thence 87 deg. 20 min. 38 sec. (record 87 deg. 21 min.) right and run South along the West line of said parcel for 670.0 feet to the point of beginning; thence 88 deg. 20 min. 43 sec. right and run Southwesterly along the North line of Parcel III for 855 feet, more or less to a point on the southerly right of way line of Alabama Power Company, thence run Northeasterly for 875 feet, more or less, to a point on the southerly right of way line of Alabama Power Company; thence run Northeasterly for 875 feet, more or less, to a point on the West line of said parcel described in Deed Book 002 page 174; thence run South along the West line of said parcel for 183 feet, more or less to the point of beginning.

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

90 SEP 27 AM 8:25

[Signature]
JUDGE OF PROBATE

1. Deed Fee	\$50.00
2. Notary Fee	0
3. Recording Fee	2.50
4. Ad Valorem Tax	3.00
5. ...	0
6. ...	0
7. ...	1.00
Total	\$66.50