

THIS INSTRUMENT WAS PREPARED BY:  
Ronald H. Moon, Senior Trust Officer  
SouthTrust Bank of Alabama, N.A.

1357

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred Sixty-Six Thousand and no/100 (\$156,000.00) Dollars cash in hand paid by Alabama Property Company (Grantee) to SouthTrust Bank of Alabama, National Association, and Margaret Ann Eddins as Co-Executors U/W/O William N. Eddins, deceased, whose Estate was probated in Shelby County, Alabama, under Probate Case #28-283 (Grantor), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Alabama Property Company, its successors, heirs and assigns, the following Real Estate situated in Shelby County, Alabama, to-wit:

#### PARCEL A:

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West; run thence in a Northerly direction along the west line of said Quarter for a distance of 1,601.53 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the right of 91 degrees, 39 minutes, 38 seconds and run in an Easterly direction for a distance of 878.51 feet to a point on the Southwesterly right-of-way line of U.S. Highway #31; thence turn an angle to the right of 77 degrees, 02 minutes, 51 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 4 degrees, 02 minutes, 56 seconds and a radius of 2,759.05 feet; thence run along the arc of said curve to the right in a Southeasterly direction along the Southwesterly right-of-way line of U.S. Highway #31 for a distance of 194.97 feet to the end of said curve; thence run along the tangent if extended to said curve, in a Southeasterly direction continuing along the Southwesterly right-of-way line of U.S. Highway #31 for a distance of 7.85 feet; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction along the right-of-way of U.S. Highway #31 for a distance of 15 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction along the Southwesterly right-of-way line of U.S. Highway #31 for a distance of 100 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction along the right-of-way line of U.S. Highway #31 for a distance of 15 feet; thence turn an angle to the left of 90 degrees and run in a Southeasterly direction along the Southwesterly right-of-way line of U.S. Highway #31 for a distance of 386.18 feet to the point of beginning of a curve to the left, said curve having a central angle of 1 degree, 17 minutes, 44 seconds and a radius of 2,830.14 feet; thence run along the arc of said curve to the left in a Southeasterly direction along the Southwesterly right-of-way line of U.S. Highway #31 for a distance of 64 feet; thence turn an angle to the right of 93 degrees, 34 minutes, 53 seconds from the tangent of last described course and run in a Southwesterly direction for a distance of 1,713.33 feet to a point on the Northeasterly right-of-way line of the L & N Railroad; thence turn an angle to the right of 70 degrees, 02 minutes, 36 seconds and run in a Northwesterly direction along the Northeasterly right-of-way line of L & N Railroad for a distance of 1,017 feet; thence turn an angle to the right of 115 degrees, 02 minutes, 47 seconds and run in an Easterly direction along the South line of a parcel of land recorded in Deed Book 291, Page 502 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 1,144.47 feet; thence turn an angle to the right of 1 degree, 43 minutes, 33 seconds and run in an Easterly direction for a distance of 10.27 feet to the point of beginning. Said parcel containing 36.56 acres.

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**PARCEL B:**

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West; run thence in a Northerly direction along the West line of said section for a distance of 745.21 feet to the point of beginning. From the point of beginning thus obtained; thence turn an angle to the left of 94 degrees, 57 minutes, 26 seconds and run in a Southwesterly direction for a distance of 729.07 feet to a point on the Northeasterly right-of-way line of L & N Railroad; thence turn an angle to the left of 109 degrees, 57 minutes, 24 seconds and run in a Southeasterly direction along the Northeasterly right-of-way line of L & N Railroad for a distance of 634.89 feet; thence turn an angle to the left of 93 degrees, 31 minutes, 54 seconds and run in a Northeasterly direction for a distance of 222.69 feet; thence turn an angle to the left of 0 degrees, 21 minute, 04 seconds and run in a Northeasterly direction for a distance of 339 feet; thence turn an angle to the right of 23 degrees, 34 minutes, 53 seconds and run in a Northeasterly direction for a distance of 1,030.16 feet to a point on the Southwesterly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 101 degrees, 17 minutes, 58 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 7 degrees, 38 minutes, 34 seconds and a radius of 2,830.14 feet; thence run along the arc of said curve to the right in a Northwesterly direction along the Southwesterly right-of-way line of U.S. Highway #31 for a distance of 377.52 feet; thence turn an angle to the left of 86 degrees, 25 minutes, 07 seconds from the tangent of last described course and run in a Southwesterly direction for a distance of 984.26 feet to the point of beginning. Said parcel containing 15.8 acres.

**LESS AND EXCEPT THE FOLLOWING:**

Commence at the southwest corner of Section 28, Township 21 South, Range 2 West, run thence in a northerly direction along the west line of said section for a distance of 745.21 feet; thence turn an angle to the right of 85 degrees 02 minutes 34 seconds and run in an easterly direction for a distance of 984.26 feet to a point on the westerly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 93 degrees 34 minutes 53 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 01 degrees 17 minutes 44 seconds and a radius of 2,830.14 feet; thence run along the arc of said curve to the left in a northwesterly direction for a distance of 64 feet to the end of said curve; thence run along the tangent if extended to said curve continuing in a northwesterly direction along the westerly right-of-way line of U.S. Highway #31 for a distance of 92.13 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 294.05 feet; thence turn an angle to the right of 90 degrees and run in a northeasterly direction for a distance of 15 feet; thence turn an angle to the left of 90 degrees and run in a northwesterly direction along the westerly right-of-way line of U.S. Highway #31 for a distance of 16 feet; thence turn an angle to the left of 83 degrees 05 minutes 30 seconds and run in a westerly direction for a distance of 258.57 feet; thence turn an angle to the left of 93 degrees 32 minutes and run in a southerly direction for a distance of 183.92 feet; thence turn an angle to the left of 61 degrees 25 minutes and run in a southeasterly direction for a distance of 297.64 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Alabama Property Company, its heirs, successors, and assigns forever; subject, however, to taxes on said property for the year 1991, which the Grantee hereby assumes and agrees to pay when due.

THE WITHIN DEED is executed by SouthTrust Bank of Alabama, National Association, and

Margaret Ann Eddins in their capacities as Co-Executors U/W/O William N. Eddins, deceased, and under the powers and authority therein contained, to which reference is made for a description of said powers authority. It is understood that SouthTrust Bank of Alabama, National Association, in its individual or corporate capacity, is not a part hereunto, and shall not be liable hereunder, on any account whatsoever.

IN WITNESS WHEREOF, Margaret Ann Eddins, Co-Executor, and SouthTrust Bank of Alabama, National Association, as Co-Executor of the William N. Eddins Estate, have caused this instrument to be executed for them and in their name by Margaret Ann Eddins and by Douglas C. Bell, Senior Vice President of SouthTrust Bank of Alabama, National Association, who is duly authorized, and its corporate seal to be hereunto affixed on this 16<sup>th</sup> day of November, 1990.

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

90 NOV 19 PM 4:07

1. Deed Tax ----- \$ 156.00  
2. Mfg. Tax ----- \$  
3. Recording Fee ----- \$ 7.50  
4. Indexing Fee ----- \$ 3.00  
5. No Tax Fee ----- \$  
6. Certified Fee ----- \$ 1.00  
Total ----- \$ 167.50

JUDGE OF PROBATE

Margaret Ann Eddins  
Margaret Ann Eddins Co-Executor

SouthTrust Bank of Alabama,  
National Association as Co-Executor  
U/W/O William N. Eddins, deceased

Douglas C. Bell  
Douglas C. Bell  
Senior Vice President

ATTEST:

Ronald P. [Signature]

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I hereby certify that Douglas C. Bell, whose name as Senior Vice President and Trust Officer of SouthTrust Bank of Alabama, National Association, a national banking association, as Executor 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 and with full authority on behalf of SouthTrust Bank of Alabama, National Association acting in its capacity as such Co-Executor.

Given under my hand this 19<sup>th</sup> day of November, 1990.

Janet Ann Shilb  
Notary Public  
EXPIRATION 9-5-94

STATE OF ALABAMA )  
COUNTY OF MOBILE )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Ann Eddins 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of Nov, 1990.

William M. [Signature]  
Notary Public  
EXPIRES 3/17/92