

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

THIS INSTRUMENT PREPARED BY:

Robert R. Sexton, Attorney at Law
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Terry W. Johnson
3900 Montclair Rd.
Suite 301
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND & 00/100 DOLLARS (\$65,000.00) to the undersigned grantor in hand paid by TERRY W. JOHNSON, a married man, (herein referred to as GRANTEE), the receipt whereof is acknowledged, C. P. HOLDINGS, LTD., an Alabama limited partnership, as successor-in-interest to C. P. Holdings, an Alabama general partnership (herein referred to as GRANTOR) does grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Existing easements, restrictions, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
27th day of December, 1990.

WITNESS:

C. P. HOLDINGS, LTD., an Alabama
limited partnership, as successor-
in-interest to C. P. Holdings, an
Alabama general partnership

Leigh Daniel-Kie

BY: MASADA MANAGEMENT, INC.
Its General Partner

BY: Joseph E. Gibbs
Its V.P.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Joseph E. Gibbs, whose
name as Vice President of MASADA MANAGEMENT, INC., a
corporation, as General Partner of C. P. HOLDINGS, LTD, an Alabama
limited partnership, as successor-in-interest to C. P. Holdings,
an Alabama general partnership, 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 as
such officer of the corporation as General Partner, and with full
authority, executed the same voluntarily for and as the act of said
corporation in its capacity as General Partner of said partnership.

Given under my hand and official seal this 27th day of
December, 1990.

Stephen R. Munn
NOTARY PUBLIC

My Commission Expires: 5/18/93

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION

Part of Southwest 1/4 of Southwest 1/4 of Section 13, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at Southwest Corner of Southwest 1/4 of Southwest 1/4 of said Section 13, thence in an Easterly direction along South boundary of said quarter-quarter section 363.00 feet; thence turning an angle of 99 degrees, 50 minutes, and 30 seconds, (measured) to the left in Northwesterly direction 118.84 feet (measured) thence turning an angle of 0 degrees and 28 minutes to the left in Northwesterly direction 20.00 feet; thence turning an angle of 101 degrees and 15 minutes to the right in Easterly direction 150.00 feet to the point of beginning of tract of land herein described; thence continuing in straight line along last mentioned course in Easterly direction 84.00 feet; thence turning an angle of 88 degrees and 17 minutes to the left in Northerly direction 161.43 feet, thence turning an angle of 91 degrees and 43 minutes to the left in Westerly direction 121.00 feet; thence turning an angle of 101 degrees and 15 minutes to the left in southeasterly direction 164.50 feet to the point of beginning.

LESS AND EXCEPT that certain portion of the real estate described above leased to Alabama Cable Network, which is comprised of a studio office, 17' x 30' in dimension.

BOOK 324 PAGE 812

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

91 JAN -4 PM 12:54

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

-17-

1. Deed Tax	65.00
2. Mtr. Tax	7.50
3. Recording Fee	4.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	76.50