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THIS INSTRUMENT PREPARED BY:
BEN L. ZARZAUR, Attorney
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice To:
Southeast Computer Services
1945 McCain Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Two Thousand Dollars (\$102,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where of is acknowledged, I, E. WAYNE MCCAIN, a married man, (herein referred to as grantor), grant, bargain, sell and convey unto SOUTHEAST COMPUTER SERVICES, INC., a corporation, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West and run Westerly along the South line of said 1/4 1/4 Section, 484.42 feet to a point on the Easterly Right-of-Way of McCain Parkway; thence turn right 91 deg. 32 min. 11 sec. and run along said Right-of-Way, 239.40 feet to the point of beginning; thence continue along last described course along said Right-of-Way, 96.11 feet to a point on the south line of a 30 foot easement; thence turn right 78 deg. 19 min. 01 sec. and run along said easement, 29.05 feet; thence turn left 16 deg. 33 min. 14 sec. and run along said easement, 158.76 feet; thence turn right 132 deg. 14 min. 56 sec. and run 179.08 feet; thence turn right 74 deg. 27 min. 06 sec. and run 125.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

- BOOK 370 PAGE 425
1. Ad valorem taxes for the current tax year.
 2. Easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
 3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126 page 303 in Probate Office.
 4. Right-of-Way for McCain Parkway.
 5. 30 foot easement, along with rights of others to use thereof, as recorded in Real 229 page 698 and as shown on survey by R.C. Farmer & Associates dated March 13, 1991.

The Grantor hereby certifies that the above described property does not constitute the homestead of said grantor as defined by Code Section 6-10-2.

\$100,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, its successors and/or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and/or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey

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the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the same Grantee, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October, 1991.

E. Wayne McCain (Seal)
E. Wayne McCain

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Wayne McCain, a married man, 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 15th day of October, 1991.

Michael M. Hall
Notary Public

My Commission Expires:

12-26-94

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

91 OCT 29 AM 8:12

James H. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 2.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 11.00