

OK
TLC
CAHABA
TITLE INC.

Send Tax Notice To:

Bourne & Seneff Investments,
a Florida general partnership
400 East South Street, Ste. 500
Orlando, Florida 32801

STATE OF ALABAMA)
SHELBY COUNTY)

331,047.60

STATUTORY WARRANTY DEED

1st THIS IS A STATUTORY WARRANTY DEED executed and delivered this day of December, 1991, by **119 PROPERTIES, LTD.**, an Alabama limited partnership (hereinafter referred to as the "Grantor"), to **BOURNE & SENEFF INVESTMENTS**, a Florida general partnership (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, **BOURNE & SENEFF INVESTMENTS**, a Florida general partnership, the real estate situated in the City of Pelham, Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Subject Property"),

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 1992, not yet due and payable;

2. Public utility easements as shown by recorded plat, including a 15 foot easement on the Northeasterly side, a 5 foot sign easement on the Southeast corner of lot and 3 foot utility easement along Cahaba Valley Parkway (Southwesterly side of property) as shown on survey by Miller, Triplett and Miller dated July 8, 1991;

3. Restrictions, covenants, and conditions as set out in Real 290, Page 386 and Real 325, Page 929, Office of the Judge of Probate of Shelby County, Alabama;

4. Declaration of Protective Covenants for Cahaba Valley Park North as set out in Real 268, Page 140, said Probate Office.

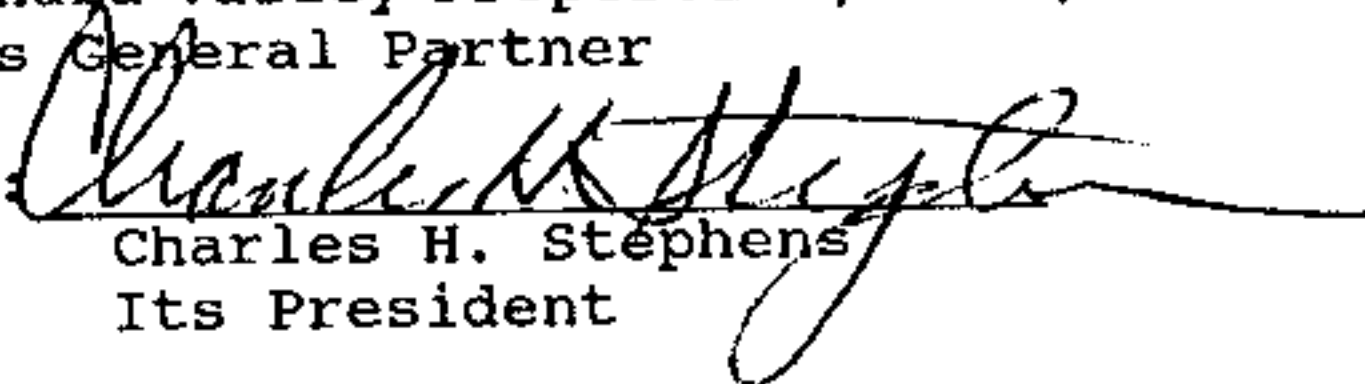
TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, shall warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its General Partner, which is duly authorized hereunto.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc.,
Its General Partner

By: 
Charles H. Stephens
Its President

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Cahaba Title

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal this 5th day of December, 1991.

Linda L. Drake
Notary Public
My Commission Expires: 7/6/93

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, AL 35203

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EXHIBIT "A"

Lot C-1 of Cahaba Valley Park North, as recorded in Map
Book 13, Page 140, Office of the Judge of Probate of
Shelby County, Alabama.

1. Deed Tax	\$ 331.50
2. Mig. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 342.00

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

91 DEC -9 AM 10:19

JUDGE OF PROBATE

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