

SEND TAX NOTICE TO:
Alabaster Dental Associates
122 7th Avenue N.E.
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, The Medical Clinic Board of the Town of Alabaster, Alabama, a public corporation (the "Grantor"), by Alabaster Dental Associates, an Alabama general partnership (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot Numbers 24 and 25 and the North Half of Lot No. 26, in Block 3 according to Nickerson-Scott Survey, as recorded in Map Book 3, page 34 in the Probate Office of Shelby County, Alabama, less and except the West 50 feet of Lots 24, 25 and 26, said real estate being more particularly described as follows: Begin at the NE Corner of Lot 24, said corner being the intersection of the Southerly line of 7th Avenue and the Westerly line of 2nd Street; from said corner run thence Southerly along the Westerly right of way line of 2nd Street; 168.89 feet; thence an angle to the right of 90° 00' and run Westerly 185.20 feet along the Southerly line of the North 1/2 of said Lot 26; thence an angle to the right of 89° 00' and run Northerly 149.28 feet to the Southerly right of way of 7th Avenue; thence an angle to the right of 85° 02' and run easterly along said right of way 188.83 feet to the point of beginning.

Together with all the rights, tenements, hereditaments, improvements, and appurtenances thereto belonging or in any way appertaining.

*Purchase Money Mortgage
Exceeding the purchase
price filed on even date
on which tax has been paid.*

Inst # 1992-16034

This conveyance is subject to:

1. Right of Way granted to Alabama Power Company by instrument recorded in Volume 328, page 955, Volume 138, page 84, Volume 192, page 496, Volume 60, page 66, Volume 57, page 379, Volume 48, page 617 and Volume 113, page 320 in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Telephone and Telegraph Company, recorded in Volume 109, page 191, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, recorded in Volume 167, page 483, in the Probate Office of Shelby County, Alabama.
4. Ad valorem taxes for the 1992 tax year and all subsequent years.

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

IN WITNESS WHEREOF, The Medical Clinic Board of the Town of Alabaster, Alabama, has caused this instrument to be executed by its duly authorized officer, this 31st day of ~~August~~ July, 1992.

THE MEDICAL CLINIC BOARD OF THE
TOWN OF ALABASTER, ALABAMA

ATTEST

By

Virginia Johnson
Its Secretary

By

Douglas M. Kent
Its Chairman

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent and Virginia Johnson, whose names as Chairman and Secretary, respectively, of The Medical Clinic Board of the Town of Alabaster, Alabama, a public corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the

conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and official seal this 31st day of July, 1992.

H. Howell
Notary Public

My commission expires: 9-21-92

AFFIX SEAL

This instrument prepared by:

Kay K. Bains
WALSTON, STABLER, WELLS,
ANDERSON & BAINS
505 N. 20th Street, Suite 500
P. O. Box 830642
Birmingham, Alabama 35283-0642
(205) 251-9600

Inst # 1992-16034

08/08/1992-16034
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDB MCD /2.50