

SEND TAX NOTICE TO:

Pharo-Milton Investments
3220 Bonnie View Drive
Birmingham, Alabama 35226

This instrument was prepared by:

Leonard Wertheimer, III
#1 Independence Plaza, Suite 510
Birmingham, Alabama 35209

30,000

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Dollar and other good and valuable considerations, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we, EDMOND G. PHARO and JULIET P. MILTON, as Trustees of the Indenture of Trust of Mary B. Pharo of October 1, 1974, which indenture is recorded in the Jefferson County Probate Court at Real Volume 1134, Page 716, and EDMOND G. PHARO, and wife, GENEVIEVE PHARO, RAYMOND L. PHARO, and wife, JANICE PHARO, MARVIN G. PHARO, and wife, ELIZABETH, and JULIET P. MILTON, and husband, ABIE MILTON, individually, as Grantors, do grant, bargain, sell and convey unto PHARO-MILTON INVESTMENTS, an Alabama general partnership comprised of Edmond G. Pharo, Raymond L. Pharo, Marvin G. Pharo and Juliet Pharo Milton (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to wit:

LEGAL DESCRIPTION - Attached Exhibit "A"

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 17th
day of December, 1991.

Edmond G. Pharo, Trustee
EDMOND G. PHARO, individually and as Trustee of the
Indenture Trust of Mary B. Pharo of October 1, 1974

Juliet P. Milton, Trustee
JULIET P. MILTON, individually and as Trustee of the
Indenture Trust of Mary B. Pharo of October 1, 1974

Genevieve Pharo
GENEVIEVE PHARO

-1- Inst # 1992-27699

11/20/1992-27699
12:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 55.50

Naffar

Raymond L. Pharo
RAYMOND L. PHARO

Janice Pharo
JANICE PHARO

Marvin G. Pharo
MARVIN G. PHARO

Elizabeth Pharo
ELIZABETH PHARO

Abie Milton
ABIE MILTON

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EDMOND G. PHARO, individually, and as Trustee of the Indenture of Trust of Mary B. Pharo of October 1, 1974, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, individually, and as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 17th day of DECEMBER, 1991.

William S. Ellington

Notary Public

My Commission Expires:

10/22/95

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JULIET P. MILTON, individually and as Trustee of the Indenture of Trust of Mary B. Pharo of October 1, 1974, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, individually, and as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 17th day of DECEMBER, 1991.

William S. Ellington

Notary Public

My Commission Expires:

10/22/95

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that GENEVIEVE PHARO, 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 the 17th day of DECEMBER, 1991.

William S. Ellington
Notary Public
My Commission Expires: 10/22/95

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RAYMOND L. PHARO, 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 the 17th day of DECEMBER, 1991.

William S. Ellington
Notary Public
My Commission Expires: 10/22/95

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JANICE PHARO, 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 the 17th day of DECEMBER, 1991.

William S. Ellington
Notary Public
My Commission Expires: 10/22/95

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARVIN G. PHARO, 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 the 17th day of DECEMBER, 1991.

William S. Ellington

Notary Public

My Commission Expires: 10/22/95

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH PHARO, 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 the 17th day of DECEMBER, 1991.

William S. Ellington

Notary Public

My Commission Expires: 10/22/95

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ABIE MILTON, 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 the 17th day of DECEMBER, 1991.

William S. Ellington

Notary Public

My Commission Expires: 10/22/95

418276921

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

JUL 20 1992

RECORDED & INDEXED
DOES TAX HAS BEEN PAID ON THIS INSTRUMENT

JUDGE OF PROBATE

30.00
2050
50.50

EXHIBIT A

PARCEL I:

A parcel of land situated in the South Half of the Southwest Quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section; thence in a northerly direction along the West line of said Quarter-Quarter Section a distance of 255.36 feet; thence 85 degrees 23 minutes 15 seconds left in a westerly direction a distance of 152.42 feet to a point on a curve to the right, said curve having a central angle of 1 degree 45 minutes 30 seconds and a radius of 1273.0 feet; thence 90 degrees right, measured to tangent of said curve, in a northerly direction along arc of said curve a distance of 39.07 feet to end of said curve; thence continue in a northerly direction a distance of 55.35 feet to the beginning of a curve to the right, said curve having a central angle of 17 degrees 05 minutes 30 seconds and a radius of 286.43 feet; thence along arc of said curve in a northeasterly direction a distance of 85.44 feet to end of said curve and the beginning of a curve to the left, said curve having a central angle of 1 degree 36 minutes 35 seconds and a radius of 1010.74 feet; thence along arc of said curve in a northeasterly direction a distance of 28.40 feet; thence 70 degrees 21 minutes 50 seconds right, measured from tangent of said curve, in an easterly direction a distance of 106.0 feet; thence 3 degrees 28 minutes right in a southeasterly direction a distance of 350.23 feet; thence 81 degrees 40 minutes 30 seconds right in a southeasterly direction a distance of 408.07 feet; thence 87 degrees 37 minutes right in a southwesterly direction a distance of 372.90 feet to the point of beginning.

PARCEL II:

That parcel of the following property falling between the previously described property and the county road:

Begin at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 14, Township 20, Range 3 West; thence westerly along South line of said Section to the intersection of the Northeast right of way line of Shelby County Highway No. 52; thence in a northwesterly direction along said right of way to the intersection of the easterly right of way of Whitting Drive; thence in a northerly direction along said right of way to the intersection of the northeasterly right of way extended of a public road; thence in a northwesterly direction along said right of way to the intersection of the North property line of Mrs. J. S. Davidson, widow, as recorded in Volume 190, Page 230; thence in an easterly direction along said property line to the East line of said Quarter-Quarter Section; thence in a southerly direction along said Quarter-Quarter line for a distance of 648 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE
DO5 MCD 55.50