

**WARRANTY DEED**

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

01/25/1993-02331  
01:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 57.50

KNOW ALL MEN BY THESE PRESENTS,

That for the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, including the surrender of Grantee's limited partnership interest in Grantor, the receipt of which is acknowledged by Grantor, Mitch Ashy-Pelham, a Louisiana limited partnership ("Grantor"), subsequently named Ashy-Powell-Pelham, the same Louisiana limited partnership, now known as Mitch Ashy-Pelham, the same Louisiana limited partnership, which Louisiana partnership is registered with the Secretary of State's office of the State of Alabama, which registration includes the name changes as reflected above, by Mitchell N. Ashy, General Partner, the Grantor does hereby grant, bargain, sell and convey unto Edwin W. Edwards, Grantee, unmarried, the fee simple interest, together with every contingent remainder and right of reversion, in the following described real estate situated in Shelby County, Alabama, to-wit:

- A. A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section, thence in an Easterly direction, along the South line of said 1/4 - 1/4 Section, a distance of 552.40 feet to a point on the Easterly Right of Way Line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds, thence 86 degrees 01 minute 23 seconds to tangent of said curve, thence along arc of said curve and said Right of Way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said 1/4 - 1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet, thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet, thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet, thence continuing along last stated bearing a distance of 195.00' plus or minus, to a point of the Southerly Right of Way Line of Court Place; thence continuing along said Right of Way Line in a Westerly direction a distance of 307.00 feet, plus or minus, to a point on the Easterly Right of Way Line of Highway 31, this being the Point of Beginning; thence in a Southwesterly Direction, along said Right of Way a distance of 78.64 feet to the beginning of a curve to the left, said curve having a radius of 2240.86 feet; thence along arc of said curve, in a Southwesterly Direction, a distance of 71.82 feet to a point; thence South 81 degrees 09 minutes 02 seconds East a distance of 175.00 feet; thence North 08 degrees 50 minutes 58 seconds East a distance of 165.44 feet to a point along the South Right of Way of Court Place; thence turn left along said Right of Way in a Westerly direction a distance of 136.23 feet, plus or minus, to the Point of Beginning.

- B. A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section, thence in a Easterly direction, along the South line of said 1/4 - 1/4 Section, a distance of 552.40 feet to a point on the Easterly Right of Way Line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds, thence 86 degrees 01 minute 23 seconds to tangent of said curve, thence along arc of said curve and said Right of Way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said 1/4 - 1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet, thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet, thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet, to the Point of Beginning; thence continuing along last stated bearing a distance of 195.00' plus or minus, to a point on the Southerly Right of Way Line of Court Place; thence continuing along said Right of Way Line in a Westerly direction a distance of 120.00 feet, plus or minus, to a point; thence South 8 degrees 50 minutes 58 seconds West a distance of 174.22 feet; thence South 81 degrees 09 minutes 02 seconds East a distance of 115.22 feet to the Point of Beginning.

The above described property is subject to a lease by and between Mitch Ashy-Pelham, as Lessor, and K Mart Corporation, as Lessee, dated March 1, 1991; this conveyance being subject to said lease and all right, title and interest of the Grantor as Lessor is herein specifically conveyed to Grantee.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns, together with every contingent remainder and right of reversion.

And Mitch Ashy-Pelham does, for itself, its successors and assigns, covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is subject to no mortgages; 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 said persons.

NO TITLE EXAMINATION HAS BEEN MADE BY, OR REQUESTED OF, THE UNDERSIGNED NOTARY PUBLIC, AND THE PROPERTY DESCRIPTION AND FIGURES USED HEREIN ARE AS FURNISHED BY THE PARTIES HERETO.

IN WITNESS WHEREOF, the Grantor, by and through its General Partner, Mitchell N. Ashy, who is authorized to execute this conveyance, has hereto set its signature and seal this

19<sup>th</sup> day of January, 1993.

MITCH ASHY-PELHAM,  
A Louisiana Limited Partnership

BY: Mitchell N. Ashy  
Mitchell N. Ashy, General Partner

STATE OF LOUISIANA

PARISH OF East Baton Rouge

I, the undersigned authority, a Notary Public, duly commissioned and qualified in the State of Louisiana, hereby certify that Mitchell N. Ashy, as General Partner of Mitch Ashy-Pelham, a Louisiana limited partnership, 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, as such General Partner and with full authority, executed the same voluntarily for and as the act of said Louisiana limited partnership.

GIVEN UNDER MY HAND and official seal this 19<sup>th</sup> day of January, 1993.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 01 Dec 94

Inst # 1993-02331

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