

Send tax notice to:
Birmingham Realty Company
2118 First Avenue North
Birmingham, Alabama 35203

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
2001 Park Place
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1993-11618
04/27/1993-11618
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 321.50

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

That in consideration of Three Hundred Nine Thousand Six Hundred Seventy and 98/100 Dollars (\$309,670.98) in hand paid to Jack N. Roden, a married man and Joe Roden, Jr. a married man ("Grantors"), by Birmingham Realty Company, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit "A" attached hereto and made a part hereof;

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1993;
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 194, page 63; Deed 112, page 258 and Deed 181, page 228 in Probate Office;
3. Right(s)-of-Way(s) granted to State Highway Department by instrument(s) recorded in Deed 111, page 397 in Probate Office;
4. Rights acquired by Alabama Power Company through case set out in Lis Pendens 6, page 279 in the Probate Office.

Grantors hereby certify that the above described property does not constitute their homestead (as defined by Section 6-10-2 of the Code of Alabama (1975)).

Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 26th day of April, 1993.

Jack N. Roden [Seal]
Jack N. Roden
Joe Roden, Jr. [Seal]
Joe Roden, Jr.

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jack N. Roden and Joe Roden, Jr., whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of April, 1993.

W. H. Hester
Notary Public

[NOTARIAL SEAL]

My commission expires 11-13-94

EXHIBIT "A"

Legal Description

PARCEL NO. 7

A parcel of land located in the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Begin at the Northwest corner of said Section 6; thence in a southerly direction along the westerly line of said Section 6, a distance of 1276.30 feet; thence 90 degrees, 50 minutes left, in an easterly direction, a distance of 55.68 feet to the beginning of a curve to the left, having a radius of 94.93 feet; thence in a northeasterly direction along said curve, a distance of 121.83 feet to the end of said curve and the beginning of a curve to the right, having a radius of 267.51 feet; thence in a northeasterly direction along said curve, a distance of 108.79 feet to the end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 715.64 feet to the beginning of a curve to the right, having a radius of 379.83 feet; thence in a northeasterly direction along said curve, a distance of 106.34 feet to the end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 27.50 feet to the beginning of a curve to the left, having a radius of 288.17 feet; thence in a northeasterly direction along said curve, a distance of 178.25 feet to the end of said curve and the beginning of a curve to the right, having a radius of 160.26 feet; thence in a northeasterly direction along said curve, a distance of 218.98 feet to the end of said curve, said point being on the westerly right-of-way line of U. S. Highway 31 South; thence 179 degrees, 36 minutes, 33 seconds left from tangent of said curve, in a northwesterly direction, a distance of 796.05 feet; thence 90 degrees right, in a northeasterly direction, a distance of 727.99 feet; thence 90 degrees right in a southeasterly direction, a distance of 86.05 feet; thence 90 degrees left, in a northeasterly direction, a distance of 706.27 feet to a point on the northerly line of said S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 31; thence 95 degrees, 55 minutes, 44 seconds left, in a westerly direction along the northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 514.26 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 91 degrees, 45 minutes left, in a southerly direction along the westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 1321.05 feet to the Point of Beginning.

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