

Send Tax Notice To:

Walker Enterprises, Inc.
172 Cahaba Valley Parkway
Pelham, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 21st day of January, 1994, by 119 Properties, Ltd., an Alabama partnership (hereinafter referred to as the "Grantor"), to Walker Enterprises, Inc. (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$174,290 in hand paid by Grantee to Grantor, and other good and valuable consideration, 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 that certain real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and incorporated herein by reference,

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 all matters of record, including but not limited to, the following:

1. Ad valorem taxes for tax year 1994;
2. Restrictions, covenants and conditions as set out in instruments recorded in Real 268, page 140 in the Office of the Judge of Probate of Shelby County, Alabama;
3. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 101, page 520 and Deed 145, page 378 in 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

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Inst # 1994-02809

assigns, will 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 this 21st day of January, 1994.

119 PROPERTIES, LTD.

By Cahaba Valley Properties, Inc.
Its General Partner

By

Its

Charles H. Stephens
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the General Partner of 119 Properties, Ltd., is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such President 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 the 21st day of January, 1994.

[Signature]
Notary Public

My commission expires: 8-6-96

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

EXHIBIT A

PART OF BLOCK 4 OF CAHABA VALLEY PARK NORTH AS RECORDED IN MAP BOOK 13, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT P.T. STATION 21 + 32.44 ON THE NORTHERLY RIGHT OF WAY LINE OF CAHABA VALLEY PARKWAY;; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR 515.00 FEET; THENCE 90°-00'-00" RIGHT AND RUN NORTHERLY FOR 311.76 FEET; THENCE 60°-14'-00" RIGHT AND RUN NORTHEASTERLY FOR 1,049.77 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAHABA VALLEY PARKWAY; THENCE 104°-07'-30" RIGHT TO BECOME TANGENT TO A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,419.64 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 163.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 118.42 FEET TO THE END OF SAID CURVE, SAID POINT BEING FURTHER IDENTIFIED AS P.C. STATION 13 + 54.43 ON THE WESTERLY RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY; THENCE AT TANGENT TO SAID CURVE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 214.33 FEET; THENCE 87°-14'-14" RIGHT AND RUN SOUTHWESTERLY FOR 328.12 FEET; THENCE 90°-00'-00" RIGHT AND RUN NORTHWESTERLY ALONG THE EASTERLY END (AND ITS SOUTHERLY EXTENSION) OF THE EXISTING WALKER DRUG COMPANY BUILDING FOR 332.00 FEET; THENCE 90°-00'-00" RIGHT AND RUN NORTHEASTERLY FOR 349.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 111,788 SQUARE FEET, OR 2.5662 ACRES, MORE OR LESS.

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