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AmSouth

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 # 1994-12380

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and good and valuable consideration in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by Lawyers Title Exchange Company - BKC, a Virginia corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate described on Exhibit A attached hereto and made a part hereof, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the exceptions described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 12th day of April, 1994.

BIRMINGHAM REALTY COMPANY

By: 

Its: President

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04/15/1994-12380
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCD 366.00

STATE OF ALABAMA

)

:

COUNTY OF JEFFERSON

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham III, whose name as President of Birmingham Realty Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12th day of April, 1994.

Allen E. Hagler

Notary Public

[NOTARIAL SEAL]

My commission expires: 11-13-94

EXHIBIT A

Legal Description

Lot 2, according to the survey of Oak Mountain Commerce Place,
as recorded in Map Book 18, page 58, in the Office of the Judge
of Probate of Shelby County, Alabama.

EXHIBIT B

Permitted Encumbrances

1. Ad Valorem taxes for the year 1994.
2. Restrictions appearing of record in Instrument #1993-29483.
3. Right of way granted to Alabama Power Company recorded in Deed Volume 194, page 63, Deed Volume 112, page 258, Deed Volume 181, page 228, Lis Pendens 6, page 279.
4. Easements shown on recorded map.

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