

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

)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and No/100 Dollars (\$370,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor"), by James D. Wadsworth ("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 following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Oak Mountain Commerce Place, as recorded in Map Book 18, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

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

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Rights of others to use of easements for ingress and egress as set out in Schedule A herein and by Instrument No. 1993-40397 and Map Book 18, page 58 in the Probate Office.
3. Declaration of Protective Covenants for Oak Mountain Commerce Place as set out by Instrument No. 1994-14608 in the Probate Office.

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 9th day of May, 1994.

BIRMINGHAM REALTY COMPANY

By:
Its:

[Signature]
President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that [Signature], 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 9th day of May, 1994.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: MY COMMISSION EXPIRES OCTOBER 12, 1994

Inst # 1994-16543

05/23/1994-16543
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2 002 MCD 381.00