

Deed #2

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

Inst # 1994-16544

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the mutual exchange of certain property having a value of \$370,000 and Ten Dollars and other good and valuable consideration in hand paid to James D. Wadsworth, a unmarried man ("Grantor") by Birmingham Realty Company, an Alabama 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 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, its successors 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. Easements as shown by recorded plat in Map Book 18, page 58, including a 24 foot access easement and a 10 foot water line easement.
3. 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.
4. Declaration of Protective Covenants for Oak Mountain Commerce Place as set out by Instrument No. 1994-16544 in the Probate Office.

05/23/1994-16544
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 381.00

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on or
as of the 9th day of May, 1994.



James D. Wadsworth

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby
certify that James D. Wadsworth, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of May, 1994.



Notary Public

[NOTARIAL SEAL]

My commission expires: 11-13-94

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