

Send tax notice to:
James D. Wadsworth

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)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the mutual exchange of certain property having a value of \$370,000.00 and Ten Dollars and other good and valuable consideration 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 (the "Property"), to-wit:

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

TOGETHER WITH the following:

1. A non-exclusive easement being twenty-four (24) feet in width for ingress and egress to and from the Property across 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, as such easement is more particularly described as follows:

A strip of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the N.W. corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in an easterly direction along the northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1228.08 feet to the intersection with the westerly right-of-way line of U. S. Highway 31 south; thence 95 degrees, 55 minutes, 44 seconds right in a southerly direction along said right-of-way line a distance of 780.00

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feet to the northeast corner of Lot 4, Oak Mountain Commerce Place, recorded in MP 18, Page 58, Inst. #1994-11733 in the Office of the Judge of Probate Shelby County, Alabama; thence 90 degrees right in a northwesterly direction along the northerly line of said Lot 4, a distance of 157.20 feet to the Point of Beginning and the Centerline of a 24' Access Easement, said easement lying 12' on each side of and perpendicular to said centerline; thence 90 degrees left in a southwesterly direction, a distance of 163.99 feet to the southerly line of said Lot 4 and the end of herein described easement.

2. A non-exclusive easement for ingress and egress to the Property from U. S. Highway 31 South over and across the strip of land being approximately fifty (50) feet in width and two hundred (200) feet in length which is adjacent to and south of the Property.
3. A non-exclusive easement for ingress and egress to the Property by means of the easement described in paragraph 1 above from U. S. Highway 31 South over and across the main entrance to Oak Mountain Commerce Place Shopping Center which is located adjacent to and directly north of Lot 4, Oak Mountain Commerce Place.

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

1. Ad valorem taxes for the year 1994.
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.

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

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

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