

This Instrument Prepared By:  
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Attorney at Law  
Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:

**STATUTORY WARRANTY DEED AND QUITCLAIM DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Sixteen Thousand Forty and 86/100 Dollars (\$216,040.86), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, PROFIT CENTERS OF COLORADO, INC. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto COMMERCIAL EQUITIES, INC. (herein referred to as Grantee, whether one or more), the following described real estate, described as Parcel I, situated in Shelby County, Alabama, to-wit:

**PARCEL I:**

All of E 1/2 of W 1/2 of Section 33, Township 20 South, Range 2 East, that lies North of Coosa River and South of Southern Railroad right of way.

All of E 1/2 of Section 33, Township 20 South, Range 2 East that lies South of Southern Railroad right of way and West of Coosa River.

All that part of Fractional Section 34, Township 20 South, Range 2 East that lies South of Southern Railroad right of way and West of Coosa River.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter. (2) Right(s)-of-Way(s) granted to the public as shown by Tax Plat and as the same now exists. (3) Flood Rights, other easements or interest owned by Alabama Power Company including rights in Civil Case No. CA 66-769, Lis Pendens 4 Page 381.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

ALSO, KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid by COMMERCIAL EQUITIES, INC., the receipt whereof is hereby acknowledged, the undersigned, PROFIT CENTERS OF COLORADO, INC., does hereby remise, release, quitclaim and convey to the said COMMERCIAL EQUITIES, INC. all of its right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**PARCEL II:**

That part of Fractional "I" lying North of Coosa River and South of Southern Railway Company right of way and North of Yellow Leaf Creek. Also, the W 1/2 of the SW 1/4 of Section 33, Township 20 South, Range 2 East.

IN WITNESS WHEREOF, PROFIT CENTERS OF COLORADO, INC. has hereunto set its hand and seal, this the 16th day of MAY, 1994.

PROFIT CENTERS OF COLORADO, INC.

By:

  
Charles W. Mobley  
Its: President

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06/01/1994-17512  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 WCD 220.00

Inst # 1994-17512

STATE OF COLORADO )

EL PASO COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES W. MOBLEY, whose name as President of PROFIT CENTERS OF COLORADO, INC., a 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 16<sup>th</sup> day of May, 1994.

Gary Muhlentau  
Notary Public

My Commission Expires: 2-16-97

Inst # 1994-17512

06/01/1994-17512  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCS 228.00