

**Send tax notice to:**

**Edwin B. Lumpkin, Jr.**

730 North 8th Street

Bessemer, Alabama 35020

**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

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**SHELBY COUNTY**

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## STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Twenty-Nine Thousand One Hundred Twenty-Seven and 90/100 Dollars (\$229,127.90) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor"), by Edwin B. Lumpkin, Jr. ("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:

Part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being 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 NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section said point being the Northwest corner of said Lot 7; thence in a Southerly direction along the Westerly line of said section and along the Westerly line of said Lot 7, a distance of 459.23 feet to the point of beginning; thence continue along last described course a distance of 537.78 feet; thence 90 degrees, 19 minutes, 09 seconds left, in an Easterly direction, a distance of 237.13 feet to the Westerly R.O.W. line of Commerce Parkway; thence 90 degrees left, in a Northerly direction, along said R.O.W. line a distance of 464.90 feet to the beginning of a curve to the left having a radius of 503.32 feet and a central angle of 6 degrees, 30 minutes, 00 seconds; thence in a Northwesterly direction along said curve and R.O.W. line a distance of 57.10 feet to end of said curve; thence in a Northwesterly direction along a line tangent to said curve and along said R.O.W. line a distance of 16.00 feet; thence 83 degrees, 30 minutes, 02 seconds left, in a Westerly direction a distance of 229.09 feet to the point of beginning.

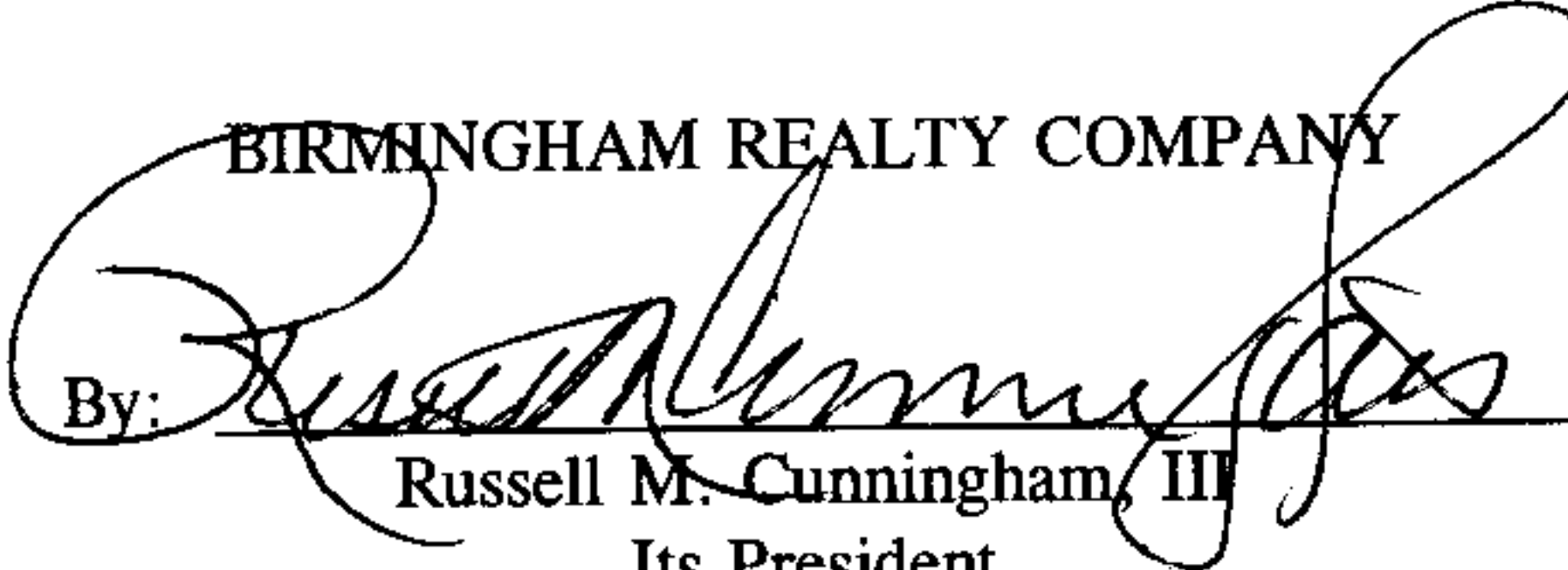
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SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever; subject, however, to the matters described on Exhibit A attached hereto and made a part hereof.

\$204,127.90 of above consideration represents the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

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 28<sup>th</sup> day of June, 1994.


BIRMINGHAM REALTY COMPANY  
By:   
Russell M. Cunningham, III  
Its President

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 28<sup>th</sup> day of June, 1994.

  
Notary Public

[NOTARIAL SEAL]

My commission expires Aug 13, 1995

## EXHIBIT A

### Permitted Encumbrances

1. Ad valorem taxes for the year 1994.
2. Restrictions appearing of record in Instrument #1993-29143.
3. Right-of-way granated Alabama Power Company recorded in Deed Volume 194, page 63; Deed Volume 112, page 258; Deed Volume 181, page 228; and Lis Pendens 6, page 279.
4. Easement(s) as shown on recorded map.
5. Right-of-way granted Alabama Power Company recorded in Instrument #1994-3243.
6. Declaration of Protective Covenants recorded concurrently herewith applicable to Lot 7, Oak Mountain Commerce Place, as recorded in Map Book 18, page 58.

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