

SEND TAX NOTICE TO:

MOORE CORPORATION
an Alabama corporation
P.O. Box 170639
Birmingham, AL 35217

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 2nd day of August, 1994 by **119 PROPERTIES, LTD.**, an Alabama limited partnership (hereinafter referred to as the "Grantor"), to **MOORE CORPORATION** an Alabama corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIXTY FIVE THOUSAND THREE HUNDRED SIXTEEN AND 16/100 DOLLARS (\$65,316.16)** in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the real estate located in Shelby County, Alabama and described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1994;
2. Public easement pf 15 feet on the Southerly side and 7.5 feet on the Easterly and Northwesterly sides as shown on survey dated June 5, 1994 by Joseph A. Mutler.
3. Restrictions, covenants and conditions as set out in instruments (s) recorded in Real 268 page 140; Real 290 page 386; Real 325 page 929; as Instrument #1992-15856 and Instrument #1993-25691 in Probate Office.
4. Transmission Line Permit (s) to Alabama Power Company as shown by instruments (s) recorded in Deed 101 page 520 and Deed 145 page 378 in Probate Office.
5. Easement (s) to Alabama Power Company as shown by instrument recorded in Real 292 page 618 in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, it successors and assigns, forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner which is duly authorized hereunto, on this 2nd day of August, 1994.

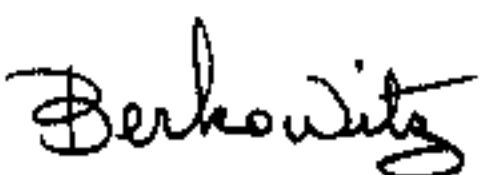
119 PROPERTIES, LTD. an
Alabama limited partnership

By: **CAHABA VALLEY PROPERTIES, INC.**
Its General Partner

By: 
Charles H. Stephens
President

Inst # 1994-24655

08/08/1994-24655
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 79.00



Inst # 1994-24655

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHARLES H. STEPHENS**, whose name as President of **CAHABA VALLEY PROPERTIES, INC.**, the General Partner of **119 PROPERTIES, LTD.**, an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 2nd day of August, 1994.

Linda L. Skells
Notary Public
My Commission Expires: 9-23-94

THIS INSTRUMENT PREPARED BY

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203
112466

EXHIBIT "A"

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Section 31, Township 19 South, Range 2 West, and being more particularly described as follows:

Commence at the centerline point of curve station 28 + 99.46 of Cahaba Valley Parkway; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run Southerly for 30.00 feet to the South right of way line of said Cahaba Valley Parkway; thence 90 deg. 00 min. 00 sec. right to become tangent to a curve to the right, said curve having a radius of 189.32 feet and subtending a central angle of 26 deg. 42 min. 29 sec.; thence run Northwesterly along the arc of said curve and along said right of way line for 88.25 feet to the end of said curve and to the point of beginning of the property herein described, said point also being the Northwest corner of the D.L. Acton site; thence from the tangent of said curve turn 116 deg. 42 min. 29 sec. left and run South along the West property line of said D.L. Acton Site for 245.23 feet to the Southwest corner of said D.L. Acton Site; thence 90 deg. 00 min. 00 sec. right and run West along the South line of said Block 1 for 300.00 feet; thence 132 deg. 54 min. 12 sec. right and run Northeasterly for 376.35 feet to a point on the Southerly right of way line of said Cahaba Valley Parkway; thence 90 deg. 00 min. 00 sec. right to become tangent to a curve to the left, said curve having a radius of 189.32 feet and subtending a central angle of 16 deg. 11 min. 42 sec.; thence run Southeasterly along the arc of said curve and along said right of way line for 53.51 feet to the point of beginning; being situated in Shelby County, Alabama.

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