

SEND TAX NOTICE TO:
Beverly Joyce Byrd
1317 2nd Avenue S.W.
Alabaster, AL 35007

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 10th day of August, 1994 by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to BEVERLY JOYCE BYRD (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$202,500.00) 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 1995;
2. Public easement as shown of recorded plat, including 15 foot public utility easement with 8 inch PVC sanitary sewer on the Westerly to Southwesterly side and 3 foot utility easement on the Easterly to Northeasterly aide of lot as shown on survey by Joseph A. Miller dated June 8, 1994.
3. Restrictions, covenants and conditions as set out in instruments 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 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.
6. 100 Year Flood Plain as shown on Survey by Joseph A. Miller dated June 8, 1994.
7. Encroachment of transformer and pad on the West to Southwesterly corner as shown on the survey by Joseph A. Miller dated June 8, 1994.

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

FIRST ALABAMA BANK

SHELBY COUNTY

REAL ESTATE DEPT.

P.O. BOX 716

PELHAM, AL 35124

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 64.50

1994-25546

executed by its General Partner which is duly authorized hereunto,
on this 10th day of August, 1994.

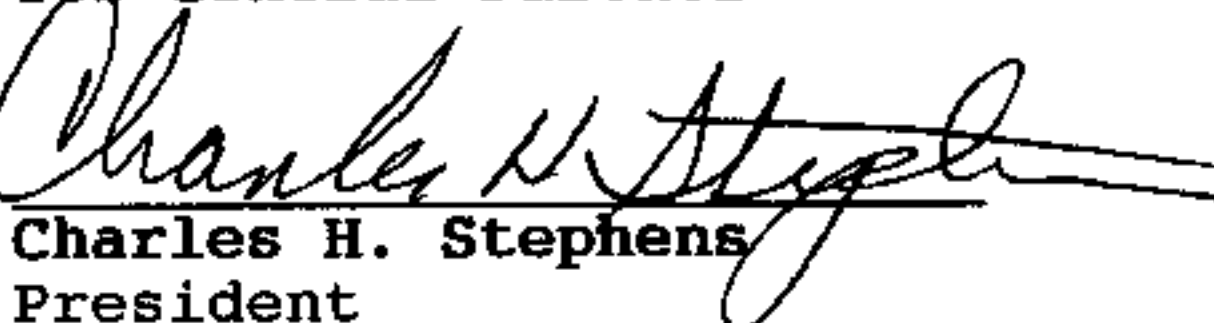
119 PROPERTIES, LTD. an
Alabama limited partnership

INC.

By: CAHABA VALLEY PROPERTIES,

Its General Partner

By:


Charles H. Stephens
President

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 10th day of August, 1994.



Notary Public

My Commission Expires: 4-19-96

THIS INSTRUMENT PREPARED BY

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

EXHIBIT "A"

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama more particularly described as follows: Commence at the Southwest corner of said Block 1, said point being on the Northerly right of way line of Alabama Highway 119 and run Northwesterly along the Northerly line of said Block 1 for 150.00 feet to the point of beginning; thence continue along the last stated course for 200.11 feet; thence 88 deg. 04 min. 00 sec. right and run Northeasterly for 220.41 feet to a point on the Westerly right of way line of Cahaba Valley Parkway; thence 90 deg. 00 min. 00 sec. right and run Southeasterly along the Westerly right of way line of Cahaba Valley Parkway for 200.00 feet; thence 90 deg. 00 min. 00 sec. right and run Southwesterly for 227.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-25546

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