

200,000

THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE.

This instrument was prepared by:
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Birmingham, AL 35203

Send Tax Notice to:
EYRIE
P. O. Box 189
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned **CONDOR CORPORATION**, an Alabama corporation ("Grantor"), in hand paid by **EYRIE**, an Alabama general partnership ("Grantee"), the receipt of which is acknowledged, the said Grantor does **GRANT, BARGAIN, SELL AND CONVEY** unto the Grantee, its successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of Lot 4 of Chandalar South Office Park as recorded in Map Book 6, Page 135 in the Office of the Judge of Probate in Shelby County, Alabama; thence in a Westerly direction along the South line of said Lot 4 a distance of 125.0 feet to a point on a curve to the right, said curve having a radius of 50.0 feet and a central angle of 132 deg. 50 min.; thence 90 deg. left to tangent of said curve, thence along arc of said curve in a Southwesterly, then Northwesterly direction a distance of 115.92 feet to end of said curve; thence 128 deg. 59 min. 41 sec. left, measured from tangent of said curve in a Southwesterly direction a distance of 97.55 feet; thence 93 deg. 51 min. 19 sec. left in an easterly direction a distance of 215.55 feet; thence 90 deg. left in a Northerly direction a distance of 134.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except a 15 foot easement along the Westerly side of said lot for roadway purposes, and utility easements.

Mineral and mining rights excepted.

Inst # 1995-00493

01/05/1995-00493
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 211.00

Inst # 1995-00493

SUBJECT TO:

1. Ad Valorem taxes for the current year which are a lien, not yet due and payable.
2. Easements and building lines as shown on recorded map.
3. Existing liens, encumbrances, easements, restrictions, limitations, covenants, conditions, if any, of record.

Grantor is conveying Property "as is" - "where is". Grantor makes no representations and/or warranties as to the condition of the Property.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor, by representative has hereto set its signature and seal, this 14th day of November, 1994.

GRANTOR:

CONDOR CORPORATION, an Alabama corporation

By:

Jim Barnes
JIM BARNES
Its President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIM BARNES, whose name as President of Condor Corporation, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such President of said corporation, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of November, 1994.

[SEAL]

James A. Hatcher
NOTARY PUBLIC
Inst # 1995-PH0493

My Commission Expires: JULY 27, 1997

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