

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Southern Growth Properties, Inc.
211-A Yeager Parkway
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Ninety-nine Thousand Two Hundred and No/100 (\$299,200.00) Dollars to the undersigned grantor, Southern Landmark Development, Inc., a corporation, in hand paid by Southern Growth Properties, Inc., the receipt whereof is hereby acknowledged, the said Southern Landmark Development, Inc., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Southern Growth Properties, Inc. (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence West along the South line of said 1/4-1/4 Section for 322.13 feet; thence turn an angle to the right of 121 deg., 15 min. 55 sec. and run for 610.99 feet to a point; thence turn an angle to the left of 00 deg. 28 min. 55 sec. and run Northeasterly for 84.96 feet to a point on the Southerly right of way line of Park Drive; thence turn an angle to the right of 85 deg. 44 min. 55 sec. and run Southeasterly along the Southerly right of way line of said Park Drive for 385.91 feet (measured) 385.75 feet (record) to a point on the Easterly right of way line of U. S. Highway No. 31; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run Northeasterly along said Easterly right of way line of U. S. Highway No. 31 for 33.00 feet to the Point of Beginning; thence continue Northeasterly along said right of way line of said U. S. Highway No. 31 for 107.02 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run Northwesterly for 185.00 feet to a point; thence turn an angle to the left and run Southwesterly for 107.02 feet to a point on the North right of way line of said Park Drive; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run Southeasterly along the North right of way line of said Park Drive for 185.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current ad valorem taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 197, Page 371; Deed 101, Page 514; Deed 170, Page 264; and Deed 144, Page 169 in said Probate Office; (3) Easement(s) reserved by Joe Lee as shown by instrument recorded in Deed 192, Page 54, in Probate Office; (4) Agreement between U. S. Pipe and Foundry Company and Alabama Power Company as set out in Deed 264, at Page 28, in Probate Office.

Inst. # 1995-00632

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.50

Inst # 1995-00632

\$280,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And said Southern Landmark Development, Inc., a corporation, does for itself, its successors and assigns, covenant with said Southern Growth Properties, Inc., its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 5th day of January, 1995.

WITNESSES:

SOUTHERN LANDMARK DEVELOPMENT, INC.

By: _____

Michael L. Wood
Michael L. Wood, as its President

**STATE OF ALABAMA)
COUNTY OF)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as President of Southern Landmark Development, Inc., a 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 5th day of January, 1995.

Lisa S. Ellison
Notary Public

My Commission Expires: _____
MY COMMISSION EXPIRES MAY 2 1998

2 • Inst # 1995-00632

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09:29 AM CERTIFIED
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