

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley, Arant, Rose & White
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA

)

:

SHELBY COUNTY

)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Six Thousand Nine Hundred Forty and No/100 Dollars (\$66,940.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor"), by William T. Bezkor, 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 an Easterly direction along the Northerly line of said Lot 7, a distance of 514.26 feet to the Northeast corner of said Lot 7; thence 95 degrees 55 minutes 44 seconds right, in a Southerly direction along the Easterly line of said Lot 7, a distance of 296.27 feet to the point of beginning; thence continue along last described course a distance of 175.0 feet; thence 90 degrees right, in a Westerly direction 172.98 feet to the Easterly R.O.W. line of Commerce Parkway; thence 75 degrees 30 minutes 09 seconds right, in a Northerly direction along said R.O.W. line 122.81 feet to the beginning of a curve to the right having a radius of 25.0 feet and a central angle of 48 degrees 11 minutes 20 seconds; thence in a Northeasterly direction along said curve and R.O.W. line a distance of 21.03 feet to end of said curve and the beginning of a curve to the left having a radius of 50.0 feet and a central angle of 43 degrees 10 minutes 33 seconds; thence in a Northeasterly direction along arc of said curve and along said R.O.W. line a distance of 37.68 feet; thence 99 degrees 29 minutes 07 seconds right from tangent of said curve in an Easterly direction a distance of 192.60 feet to the

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09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 78.00

James Roberts

Inst # 1995-01559

point of beginning; being situated in Shelby County, Alabama. Containing 33,470 square feet or less.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1995 and subsequent years.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded as Instrument #1994-3243 in Probate Office.

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 11th day of January, 1995. at 11:30 a.m.

BIRMINGHAM REALTY COMPANY

By: Russell M. Cunningham

Its: President

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STATE OF ALABAMA

COUNTY OF JEFFERSON

01/19/1995-01559
09:06 AM CERTIFIED
JUDGE OF PROBATE

I, the undersigned, a notary public in and for Shelby County said state, hereby certify that Russell M. Cunningham, 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 11 day of January, 1995.

R. L. Lee
Notary Public

[NOTARIAL SEAL]

My commission expires Aug 13, 1995