

Send tax notice to:

David G. Grabhorn

925 Essex Road
Birmingham Al. 35222

This instrument prepared by:

John E. Hagefstration, Jr.

Bradley, Arant, Rose & White

2001 Park Place Tower, Suite 1400

Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Two Thousand Nine Hundred and No/100 Dollars (\$102,900.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by David G. Grabhorn ("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:

A 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 NW 1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NE corner of Section 1, Township 19 South, Range 3 West said point also being the NW corner of Section 6, Township 20 South, Range 2 West and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 20.15 feet to the point of beginning; thence continue along last described course a distance of 298.00 feet; thence 90 deg., left in an Easterly direction a distance of 171.64 feet to the Westerly right of way line of Commerce Court; thence 90 deg. left in a Northerly direction, along said right of way line a distance of 85.00 feet; to the beginning of a curve to the right having a radius of 414.93 feet and a central angle of 8 deg. 12 min. 52 sec.; thence in a Northeasterly direction along the arc of said curve and right of way line a distance of 59.49 feet to the end of said curve; thence in a Northeasterly direction along a line tangent to said curve and along said right of way line a distance of 133.00 feet; thence 91 deg. 45 min. 07 sec. left in a Westerly direction 196.15

feet to the point of beginning; being situated in Shelby County, Alabama.

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

1. Ad valorem taxes for the year 1995 and subsequent years.
2. Public easements as shown by recorded plat, including 75 foot Alabama Power company easement through Northerly portion of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded as Instrument #1994-3243 in Probate Office.

\$102,900.00 of the above purchase price was paid from the proceeds of a loan secured by a mortgage recorded concurrently herewith.

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 31st day of January, 1995.

BIRMINGHAM REALTY COMPANY

By: 

Its: President

STATE OF ALABAMA

COUNTY OF JEFFERSON

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)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham III, 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 31st day of January, 1995.


Notary Public

[NOTARIAL SEAL]

My commission expires: MY COMMISSION EXPIRES OCTOBER 11, 1998

Inst # 1995-02760

02/01/1995-02760
3 08:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50