

Send tax notice to:  
Workshops, Inc.  
4244 3rd Avenue South  
Birmingham, Alabama 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 Eighty-One Thousand Three Hundred Four and No/100 Dollars (\$81,304.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by Workshop and Rehabilitation Facilities for the Blind and Disabled, Inc., d/b/a Workshops, Inc. ("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 a Southerly direction along the Westerly line of said Section and along the Westerly line of said Lot 7, a distance of 247.23 feet to the point of beginning; thence continue along last described course a distance of 212.00 feet; thence 90 deg. 19 min. 11 sec. left, in an Easterly direction, a distance of 229.09 feet to the Westerly right of way line of Commerce Parkway; thence 96 deg. 29 min. 58 sec. left, in a Northerly direction, along said right of way line a distance of 115.10 feet to the beginning of a curve to the left having a radius of 25.0 feet and a central angle of 48 deg. 11 min. 20 sec.; thence in a Northwesterly direction along said curve and right of way line a distance of 21.03 feet to end of said curve and the beginning of a curve to the right having a radius of 50.00 feet and a central angle of 64 deg. 14 min. 20 sec.; thence in a Northwesterly direction along the arc of said curve and right of way line a

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distance of 56.06 feet to a point; thence 90 deg. left, tangent to said curve in a Westerly direction a distance of 186.67 feet to point of beginning; being situated in Shelby County, Alabama.

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

1. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in Probate Office.
2. 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 28<sup>th</sup> day of February, 1995.

BIRMINGHAM REALTY COMPANY

By: Russell M. Cunningham

Its: PRESIDENT

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STATE OF ALABAMA

COUNTY OF JEFFERSON

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08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a notary public in and for said county in 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 28<sup>th</sup> day of February, 1995.

R. Coffee Colvin

Notary Public

[NOTARIAL SEAL]

My commission expires: AUG 13, 1995