

SEND TAX NOTICE TO:
c/o Myrick & Batson, Inc.
P.O. Box 360288
Birmingham, Alabama 35236

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 3rd day of March, 1995 by **119 Properties, Ltd.**, an Alabama limited partnership (hereinafter referred to as the "Grantor"), to **Wayne Myrick, Scott Gurosky and Barney J. Luttrell** (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of payment of One Hundred Fifty-Three Thousand Dollars (\$153,000.00) the receipt and sufficiency of which are hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, **Wayne Myrick, Scott Gurosky and Barney J. Luttrell** the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13 page 140, in the Office of the Judge of Probate, Shelby County, Alabama, being situated in Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the centerline point of curve station 28+99.46 of Cahaba Valley Parkway; thence run Easterly along the centerline of said Cahaba Valley Parkway for 314.92 feet; thence 90 deg. 00 min. 00 sec. right and run Southerly for 30.00 feet to a point at the Northwest corner of the McDaniel Machinery Site, said point being on the South right of way line of said Cahaba Valley Parkway and also being point of beginning of the property herein described; thence continue Southerly along the last described course and along the East property line of said McDaniel Machinery Site for 225.00 feet; thence 90 deg. 00 min. 00 sec. left and run Easterly along the South line of said Block One for 400.00 feet; thence 90 deg. 00 min. 00 sec. left and run Northerly for 225.00 feet to a point on the South line of said Cahaba Valley Parkway; thence 90 deg. 00 min. 00 sec. left and run Westerly along the said right of way line for 400.00 feet to the point of beginning; situated in Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1995; not yet due and payable;
2. Restrictions, covenants and conditions as set out in instrument (s) recorded in Real 268 Page 140 and amended in Real 290 Page 386; Real 325 Page 929; as Instrument #1992-15856 and Instrument #1993-5691 in Probate Office;
3. Transmission Line permit (s) to Alabama Power Company as shown by instrument (s) recorded in Deed 101 Page 520 and Deed 145 Page 378 in Probate Office; and
4. Easement (s) to Alabama Power Company as shown by Instrument recorded in Deed 292 Page 618 in Probate Office.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed, by and through its general partner, this 3rd day of March, 1995.

119 PROPERTIES, LTD.
an Alabama limited partnership

By: CAHABA VALLEY PROPERTIES, INC.
Its General Partner

By: 
Charles Stephens
President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHARLES H. STEPHENS**, whose name as President of **CAHABA VALLEY PROPERTIES, INC.**, the general partner of **119 Properties, Ltd.**, an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as such general partner on the day the same bears date.

Given under my hand this the 3 day of March, 1995.


Notary Public
My Commission Expires: 9-15-95

\$124,500 of the purchase price was paid from a mortgage loan closed simultaneously with the delivery of this deed.

Inst # 1995-06288

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