

SEND TAX NOTICE TO:
Alabama Gas Corporation
General Accounting Dept.
2101 6th Avenue N., 9th Floor
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 7th day of April, 1995 by **119 PROPERTIES, LTD.**, an Alabama limited partnership (hereinafter referred to as the "Grantor"), to **ALABAMA GAS CORPORATION** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED FIFTY-ONE THOUSAND THREE HUNDRED SIXTY AND 00/100THS DOLLARS (\$326,231.47)** in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the real estate located in Shelby County, Alabama and particularly described as:

Part of Block 3 of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, said 1/4-1/4 Section corner being 1,331.96 feet West of the Northeast corner of Section 31, Township 19 South, Range 2 West, said point also being the Northeast corner of said Block 3 of Cahaba Valley Park North; thence run West along the North line of said NW 1/4 of the NE 1/4 of said Section 31 and along the North line of said Block 3 for 588.83 feet to a point on the East right of way line of a proposed 60 foot wide road, said point being 60.08 feet East of the Northwest corner of said Block 3; thence 92°39'22" left and run Southerly along the East right of way line of said proposed 60 foot wide road and parallel to the West line of said Block 3 for 427.54 feet to a point on the North right of way line of a 50 foot wide Alabama Power Company right of way, said point being 30.81 feet East (along said Alabama Power Company right of way line) of the centerline of said proposed 60 foot wide road; thence 103°10'59" left and run Northeasterly along the North line of said Alabama Power Company right of way for 183.31 feet; thence 00°55'04" right and continue along said right of way line for 415.90 feet to a point on the East line of said Block 3, Cahaba Valley Park North; thence 77°01'27" left and run Northerly along the East line of said Block 3 for 270.11 feet to the point of beginning;

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; and
2. Restrictions, covenants and conditions as set out in instruments recorded in Real 268 page 140; as amended in Real 290 page 386; Real 325 page 929; Instrument #1992-15856 and Instrument #1993-25691 in the Shelby County Probate Office.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

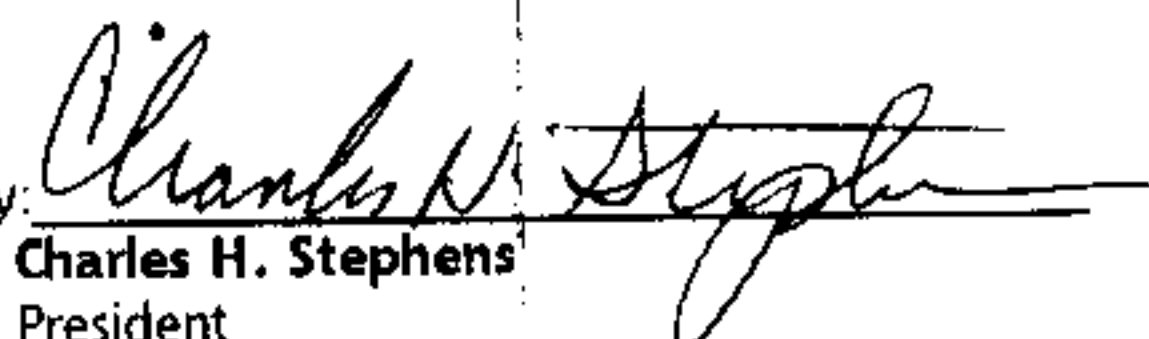
IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner which is duly authorized hereunto, on this 7th day of April, 1995.

119 PROPERTIES, LTD. an
Alabama limited partnership

Inst # 1995-09126

By: **CAHABA VALLEY PROPERTIES, INC.**
Its General Partner

04/10/1995-09126
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 337.30

By: 
Charles H. Stephens
President

STATE OF ALABAMA)

JEFFERSON 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 acting in its capacity as general partner of said limited partnership.

Given under my hand this the 7th day of April, 1995.



Notary Public

My Commission Expires: 4-19-96

Inst # 1995-09126

04/10/1995-09126
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 337.50

THIS INSTRUMENT PREPARED BY

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203