

95336

Send tax notice to:

B E & K, Inc.

2000 INTERNATIONAL PARK DR

Birmingham, Alabama 35243

ATTN: CLYDE M. SMITH

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 Forty-Eight Thousand Two Hundred Fifty-Five and No/100 Dollars (\$148,255.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by B E & K, Inc., a corporation ("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 ¼ 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 318.16 feet; thence 90 deg. left in an Easterly direction a distance of 171.64 feet to the West right of way line of Commerce Court; thence continue along last described course and across said right of way a distance of 50.00 feet to the East line of said right of way; thence 90 deg. right in a Southerly direction along the East line of said right of way a distance of 39.13 feet to the point of beginning; thence continue along last described course a distance of 193.13 feet to the beginning of a curve to the left, having a radius of 25.0 feet; thence in a Southeasterly direction along the arc of said curve 3.95 feet; thence 77 deg. 14 min. 50 sec. left from chord of said curve in an Easterly direction a distance of 382.10 feet to the most northerly right of way line of Green Park Road; thence 59 deg. 16 min. 53 sec. left, in a Northeasterly direction along said right of way line a distance of 71.36 feet to

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the beginning of a curve to the right, having a radius of 379.83 feet and a central angle of 16 deg. 02 min. 30 sec.; thence in a Northeasterly direction along the arc of said curve and said right of way line a distance of 106.34 feet to the end of said curve; thence run in a Northeasterly direction and along said right of way and tangent to said curve a distance of 27.50 feet to the beginning of a curve to the left having a radius of 288.17 feet; thence in a Southeasterly direction along the arc of said curve and said right of way line a distance of 43.58 feet; thence 32 deg. 25 min. 37 sec. left in a Westerly direction a distance of 562.74 feet to the 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. Building setback line and public easements as shown by recorded plat.
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 14<sup>th</sup> day of JUNE, 1995.

BIRMINGHAM REALTY COMPANY

By: 

Its: President

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 14<sup>th</sup> day of June, 1995.

Mark H. Hulett

Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

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