

THIS INSTRUMENT PREPARED BY:
Gene M. Sellers, Attorney
1 Independence Plaza, Suite 520
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
John L. Galbreath
416 So. 28th Street
Birmingham, Alabama 35233

Inst # 1995-27580

WARRANTY DEED

STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of One Million Five Hundred Fifty Thousand and No/100 (\$1,550,000.00) Dollars and other good and valuable consideration, the undersigned Grantor, **NORTH SHELBY SHOPPING CENTER**, an Alabama General Partnership, does by these presents, grant, bargain, sell, and convey unto Grantee, **JOHN L. GALBREATH, SR.**, an undivided thirteen percent (13%) interest; to Grantee, **JOHN L. GALBREATH, JR.**, an undivided forty-three and one-half percent (43.5%) interest; and to Grantee, **CATHY ANN GALBREATH**, an undivided forty-three and one-half percent (43.5%) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of said Section 36, and run 129.37 feet Easterly along the South line thereof and the Southerly right-of-way of U.S. Highway 280 to the point of beginning; thence turn 144 deg. 16 min. 05 sec. to the left and run 303.96 feet Northwesterly along the Northeasterly right-of-way line of U.S. Highway 280 to a point; thence turn 90 deg. 02 min. 43 sec. to the right and run 211.26 feet Northeasterly to a point; thence turn 90 deg. 01 min. 01 sec. to the right and run 596.61 feet Southeasterly to a point on the South line of said NE 1/4 of the NW 1/4; thence turn 144 deg. 14 min. 34 sec. to the right and run 360.68 feet Westerly along the South line of said NE 1/4 of the NW 1/4 to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Restrictions and covenants recorded at Real Vol. 94, page 366;
2. Right of way to Alabama Power Company recorded at Vol. 103, page 39; Vol. 182, page 328; Vol. 285, page 292;
3. Agreement recorded in Misc Vol. 48, page 732 and Real Vol. 269, page 961, all in the Office of the Probate Court of Shelby County, Alabama.

\$1,250,000.00 of the purchase price of this property is represented by a First Mortgage executed by purchasers to AmSouth Bank, an Alabama Banking Association, of even date herewith.

TO HAVE AND TO HOLD, to the Grantees, their heirs and assigns forever.

And the Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that it has a good right to sell and convey the premises as aforesaid; and that it will and its

successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, NORTH SHELBY SHOPPING CENTER has caused this deed to be executed by all its General Partners, which are duly authorized, this 28th day of September, 1995.

NORTH SHELBY SHOPPING CENTER
an Alabama General Partnership

By: [Signature]
Hubert W. Goings, Jr., General Partner

By: [Signature]
William E. Coleman, III, General Partner

By: [Signature]
Stanley M. Erdreich, Jr., General Partner

STATE OF ALABAMA,
COUNTY OF JEFFERSON.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hubert W. Goings, Jr., whose name as General Partner of NORTH SHELBY SHOPPING CENTER, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such partner and with full authority, executed the same voluntarily on the day the same bears date as and for the act of said partnership.

Given under my hand and official seal, this, the 28 day of September, 1995.

[Signature]
Notary Public State of Alabama at Large
My Commission Expires May 16, 1997
Bonded thru Notary Public Underwriters

STATE OF ALABAMA,
COUNTY OF JEFFERSON.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William E. Coleman, III, whose name as General Partner of NORTH SHELBY SHOPPING CENTER, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such partner and with full authority, executed the same voluntarily on the day the same bears date as and for the act of said partnership.

Given under my hand and official seal, this, the 28 day of September, 1995.

[Signature]
Notary Public
Notary Public State of Alabama at Large
My Commission Expires May 16, 1997
Bonded thru Notary Public Underwriters

STATE OF ALABAMA,
COUNTY OF JEFFERSON.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stanley M. Erdreich, Jr.,

whose name as General Partner of NORTH SHELBY SHOPPING CENTER, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such partner and with full authority, executed the same voluntarily on the day the same bears date as and for the act of said partnership.

Given under my hand and official seal, this, the 28 day of September, 1995.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 16, 1997
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 314.50