

Send tax notice to:
Matthew R. Moore
Michael L. Moore
P. O. Box 100996
Birmingham, AL 35210

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley, Arant, Rose & White
2001 Park Place Tower, Suite 1400
Birmingham, Alabama 35203

Inst # 1995-28583

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and No/100 Dollars (\$110,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by Matthew R. Moore and Michael L. Moore ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, 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 773.15 feet to the point of beginning; thence continue along last described course a distance of 503.15 feet to the Northerly right-of-way line of Green Park Road; thence 90 degrees, 50 minutes, left in an Easterly direction along said right-of-way line a distance of 55.68 feet to the beginning of a curve to the left having a central angel of 73 degrees, 32 minutes, 00 seconds and a radius of 94.93 feet; thence in a Northerly direction along arc of said curve and right-of-way line a distance of 121.83 feet to end of said curve and the beginning of a curve to the right having a central angle of 23 degrees, 18 minutes, 00 seconds and a radius of 267.51 feet; thence in a Northerly direction along said curve and right-of-way line a distance of 108.79 feet to end of said curve; thence in a Northeasterly direction along said right-of-way

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line a distance of 302.0 feet; thence 73 degrees, 56 minutes, 57 seconds left in a Northwesterly direction a distance of 278.31 feet to a point on the Southerly right-of-way line of Commerce Court; said point being on a curve having a central angle of 84 degrees, 42 minutes, 08 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a Westerly direction along said right-of-way line and along arc of said curve to the right a distance of 73.92 feet; thence in a Southwesterly direction along a line radial to said curve a distance of 207.87 feet to the point of beginning; being situated in Shelby County, Alabama.

Grantor hereby restricts the area marked on Exhibit A attached hereto and made a part hereof as a detention area and by acceptance of this deed Grantees covenant and agree that no buildings or other improvements may be made in this designated area without the prior written consent of Grantor, which consent may be withheld for any reason or no reason, it being the intention of the Grantor that this area shall remain in its current condition for so long as is necessary to serve as a detention area to service the adjacent Oak Mountain Commerce Place retail/office-warehouse development. This covenant shall run with the land and bind all future owners of this property.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1996 and subsequent years.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 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 6th day of October, 1995.

BIRMINGHAM REALTY COMPANY

By:
Its:

Stephen W. House
Senior Vice President

STATE OF ALABAMA

)

:

COUNTY OF JEFFERSON

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Stephen W. House, whose name as Senior Vice 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 6th day of October, 1995.

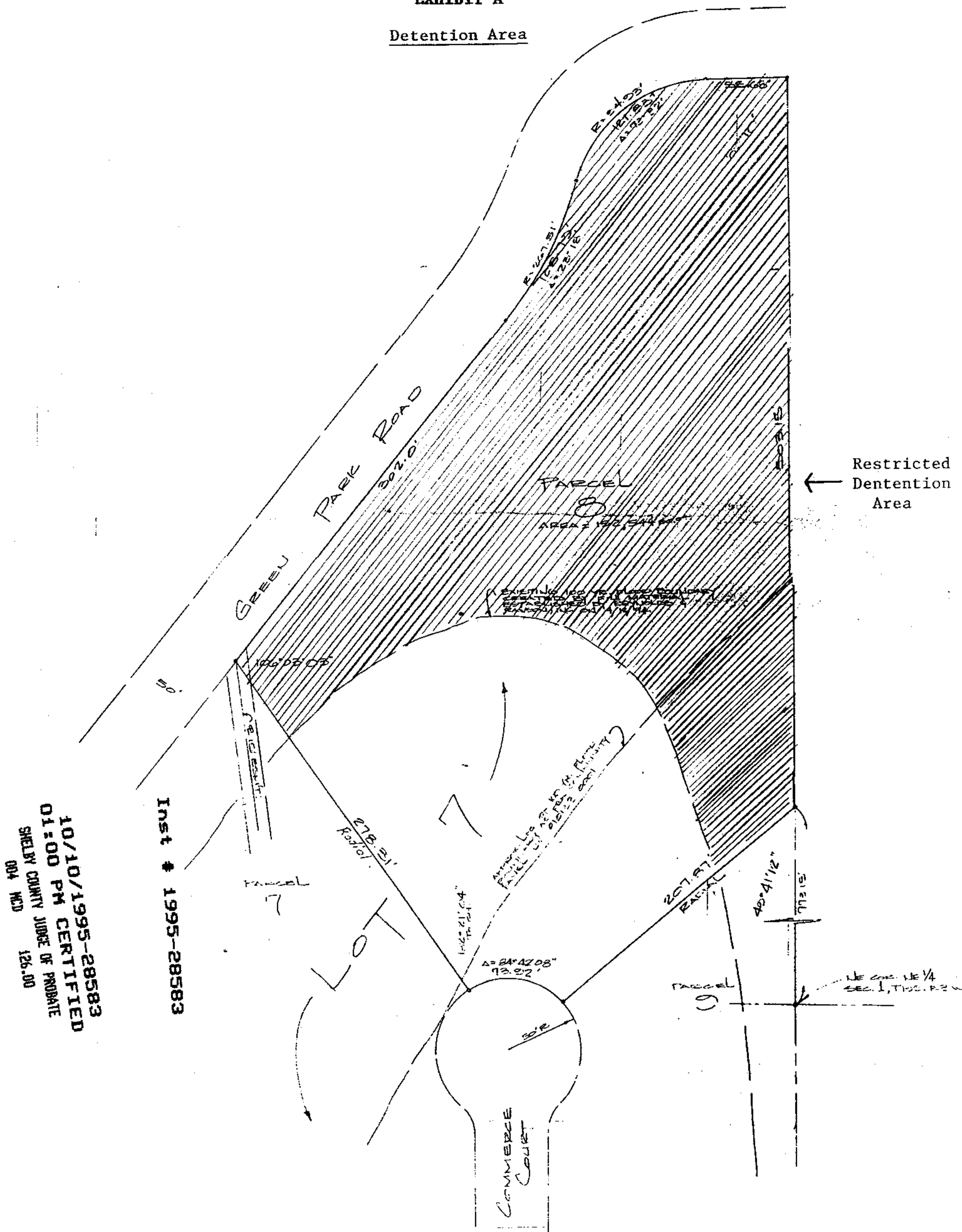
John E. Haglund
Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

EXHIBIT A

Detention Area



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