

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michael L. Gunter
Enterprises, Inc.
110 12th Street North
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Warranty Deed/CORP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00)**, to the undersigned grantor, **ACTON DEVELOPMENT CORPORATION**, an Alabama corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **MICHAEL L. GUNTER ENTERPRISES, INC.**, an Alabama Corporation (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama:

Commence at the Northwest corner of the Southwest 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Easterly along the North line of said quarter section a distance of 878.68 feet to the point of beginning of the tract of land herein described; thence continue Easterly along said quarter line for 609.75 feet to a point on the Westerly right of way line of Alabama Highway #119; thence turn 72 degrees 52 minutes 10 seconds right to the tangent of a curve to the left, said curve having a radius of 2,904.79 feet, and run Southeasterly along said curve and said right of way line for 520.11 feet to a point; thence turn 45 degrees 38 minutes 58 seconds right from the tangent to said curve at said point and run Southwesterly 99.69 feet to a point on the Northerly right of way line of Shelby County Highway #80; thence turn 62 degrees 29 minutes 18 seconds right to the tangent of a curve to the right, said curve having a radius of 1,869.86 feet, and run Westerly along said curve and said right of way line for 199.84 feet to the point of a tangent to said curve; thence run Westerly along said tangent to said curve for 510.07 feet; thence turn 87 degrees 22 minutes 28 seconds right and run 631.82 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes for 1995 and subsequent years and payable until October 1, 1995.

2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

3. Right-of-way granted to Alabama Power Company recorded in Volume 101, Page 90, Volume 101, Page 89 and Volume 121, Page 188, in said Probate Office.

4. Right-of-way granted to Shelby County as recorded in Volume 245, Page 257, in said Probate Office.

5. Easement granted to Plantation Pipe Line as recorded in Volume 112, Page 265, in said Probate Office.

All of the consideration was paid from the proceeds of mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEE**, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Vice-President, William David Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of September, 1995.

ACTON DEVELOPMENT CORPORATION

By:

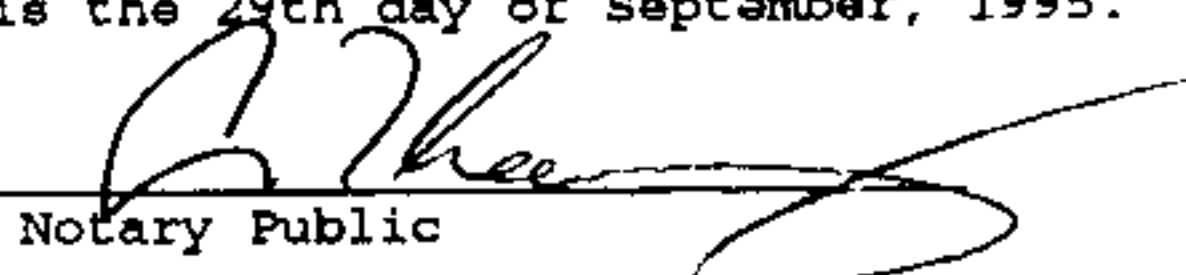

William David Acton
Its Vice-President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William David Acton, whose name as Vice-President of Acton Development Corporation, an Alabama corporation, 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, 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 29th day of September, 1995.

My Commission Expires: 5/29/99


Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-28716

10/10/1995-28716
04:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50