

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 3522

SEND TAX NOTICE TO:

Venture Development
1635 N. McFarland Blvd, STE 502
Tuscaloosa, AL 35406

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARCEL# 58-23-1-12-0-000-025

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GEORGE B. JUNEMAN, a married man; J. B. MONZELLA, III, a married man; F. F. & B. ENTERPRISES, a Partnership,** (herein referred to as Grantors) do grant, bargain, sell and convey unto **VENTURE DEVELOPMENT** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, We have hereunto set our hands and seal, this 24th day of October, 1995.

George B. Juneman
GEORGE B. JUNEMAN

J. B. Monzella, III
J. B. MONZELLA, III

F. F. & B. ENTERPRISES, a Partnership

by: Jerome H. Fiorella
Jerome H. Fiorella, Partner

by: Charles Bordenca
Charles Bordenca, Partner

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GEORGE B. JUNEMAN, a married man**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of October, 1995.

[Signature]
Notary Public

My Commission Expires: 11-20-96

Inst # 1995-32497

11/09/1995-32497
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 381.00

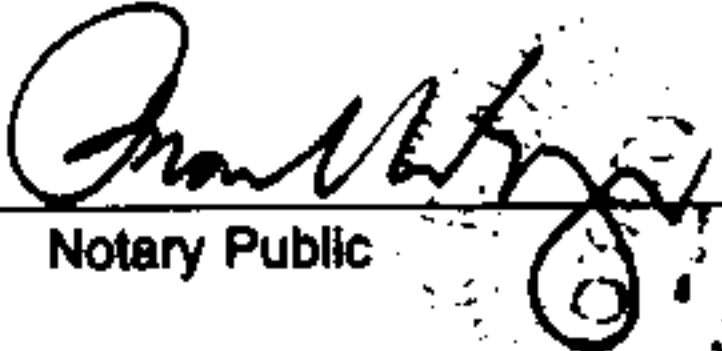
Inst # 1995-32497

STATE OF ALABAMA)

COUNTY OF ~~JEFFERSON~~)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. B. MONZELLA, III, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of October, 1995.



Notary Public

My Commission Expires: 11-20-96

STATE OF ALABAMA)

COUNTY OF ~~JEFFERSON~~)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JEROME H. FIORELLA and CHARLES BORDENCA, whose names as GENERAL PARTNERS of F. F. & B. ENTERPRISES, a Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Partners and with full authority, executed the same voluntarily for and as the act of said Partnership.

Given under my hand and official seal, this the 24th day of October, 1995.



Notary Public

My Commission Expires:

11-20-96

This legal description is hereby made a part of that certain deed from George B. Juneman, J. B. Monzella, III, and F. F. & B Enterprises to Venture Development dated October 24, 1995.

EXHIBIT "A"

A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of Northeast 1/4, Section 12, Township 21 South, Range 3 West, and more particularly described as follows: Starting at the Southeast corner of the said Southwest 1/4 of Northeast 1/4, Section 12, Township 21 South, Range 3 West, which is the point of beginning, run westerly along the south boundary line of said Southwest 1/4 of Northeast 1/4 a distance of 712.0 feet to the west right-of-way of a telephone line which runs 50.0 feet west of, and parallel to a power line; thence run northwesterly along the said Right of Way of the said telephone line a distance of 295.0 feet to a point on the said west Right of Way of said telephone line; thence run westerly along a line parallel to the said south boundary line of said Southwest 1/4 of Northeast 1/4 a distance of 300.0 feet to an iron marker on the northeast Right of Way fence of Interstate Highway 65; thence run northwesterly along said Right of Way fence of said Interstate Highway 65 a distance of 405.3 feet to a concrete Right of Way marker at a fence corner marking the intersection of the northeast right of way of Interstate Highway 65 with the west boundary line of the said Southwest 1/4 of Northeast 1/4; thence run North 47 degrees 30 minutes east a distance of 107.0 feet to an iron marker on northwest side of a chert road; thence run northeasterly along said northwest side of said chert road a distance of 1003.0 feet to an iron marker on the north side of a curve in the north side of said chert road; thence run North 76 degrees 30 minutes east a distance of 85.0 feet to a concrete highway marker where the southwest right of way of U.S. Highway 31 crosses the north boundary line of said Southwest 1/4 of Northeast 1/4; thence run southeasterly along the said southwest right of way of said U.S. Highway 31 a distance of 1320 feet to a point on the said southwest right of way of said U.S. Highway 31 in the said Southeast 1/4 of Northeast 1/4; thence run South 39 degrees 00 minutes west a distance of 252.4 feet to the point of beginning. Said parcel of land lies in the said Southwest 1/4 of Northeast 1/4 and the Southeast 1/4 of Northeast 1/4, Section 12, Township 21 South, Range 3 West.

Except any portion of the above property lying north of the 40 line established by Coulter & Gay Survey dated May 8, 1974.

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003 NCJ 381.00