

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Harry Asman, Attorney
3400 Eaton Road
ADDRESS Birmingham, AL 35223

James Davis
1201 Finley Blvd.
Bham, AL 35204

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Six Thousand (\$36,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, an Alabama General Partnership, the partners being: Robert J. Dow, Gilder L. Wideman, Elmar Lawaczeck and Stacy J. Childs. The written Partnership Agreement authorizes any 3 out of the 4 general partners to execute this deed as an act of the partners (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

S.T.S. Communications, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A description of the said property is attached hereto marked "EXHIBIT A" and made a part hereof.

The subject property is not the homestead of any of the general partners of the grantor.

\$30,000.00 of the purchase price is represented by a purchase money mortgage executed contemporaneously herewith.

Subject to:

Taxes due in the year 1996
Right of Way granted to Alabama Power Company
Any common law or statutory right of access to Interstate Highway project I-65
Coal, oil, gas and other mineral interests in, to or under the land

The undersigned own 75% of the partnership
Inst # 1995-32798

11/14/1995-32798
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands(s) and seal(s), this
day of November, 1995

Dow, Wideman, Lawaczeck & Childs,
An Alabama General Partnership

By: Robert J. Dow (Seal)

Gilder L. Wideman (Seal)

Elmar Lawaczeck (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow, Gilder L. Wideman & Elmar Lawaczeck whose name S 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, A. D., 1995

Jani W. Gibson

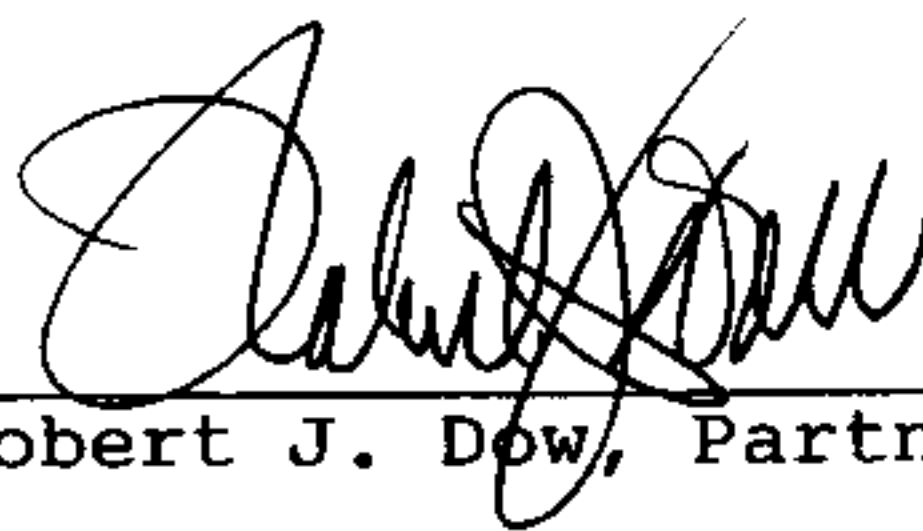
Notary Public.

Exhibit "A"

Commence at the southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 12, Township 21 South, Range 3 West; thence run northerly along the west boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for 499.07 feet; thence turn an angle of 127 degrees 01 minute 54 seconds to the right and run southeasterly for 231.51 feet; thence turn an angle of 14 degree 42 minutes 56 seconds to the right and run 16.61 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 200.00 feet to a point; thence turn an angle of 49 degrees 19 minutes 28 seconds to the left and run easterly for 276.90 feet to a point; thence turn an angle of 130 degrees 40 minutes 32 seconds to the left and run northwesterly for 380.48 feet to a point; thence turn an angle of 90 degrees to the left and run 210.00 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12 Township 21 South, Range 3 West.

EASEMENT DESCRIPTION:

Thirty (30) foot wide easement for ingress & egress; commence at the southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 12, Township 21 South, Range 3 West; thence run northerly along the west boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for 499.07 feet; thence turn an angle of 127 degrees 01 minute 54 seconds to the right and run southeasterly for 231.51 feet; thence turn an angle of 14 degrees 42 minutes 56 seconds to the right and run 16.61 feet to a point; thence turn an angle of 90 degrees to the left and run 140.00 feet to the point of beginning of the centerline of a 30 foot wide easement for ingress & egress the following description being the centerline of said easement; thence turn an angle of 87 degrees 26 minutes 03 seconds left and run 101.42 feet; thence turn an angle of 14 degrees 35 minutes 33 seconds left and run 121.04 feet; thence turn an angle of 36 degrees 02 minutes 28 seconds left and run 114.15 feet; thence turn an angle of 50 degrees 37 minutes 41 seconds right and run 38.95 feet; thence turn an angle of 34 degrees 48 minutes 43 seconds right and run 64.48 feet; thence turn an angle of 52 degrees 37 minutes 50 seconds right and run 39.20 feet; thence turn an angle of 16 degrees 10 minutes 54 seconds right and run 125.40 feet; thence turn an angle of 21 degrees 00 minute 33 seconds right and run 230.22 feet; thence turn an angle of 39 degrees 21 minutes 34 seconds right and run 100.00 feet; thence turn an angle of 11 degrees 09 minutes 36 seconds left and run 149.83 feet; thence turn an angle of 28 degree 55 minutes 39 seconds right and run 190.07 feet; thence turn an angle of 6 degrees 49 minutes 21 seconds right and run 324.42 feet; thence turn an angle of 46 degrees 21 minutes 17 seconds left and run 115.24 feet to a point on the centerline of an existing 60 foot wide easement giving access to County Highway No. 26; the 30 foot easement described herein lies 15 feet on each side of the above described centerline and is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 12, Township 21 South, Range 3 West.



Robert J. Dow, Partner

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