

amount 2,250,000

This instrument prepared by:  
Bobby C. Underwood  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

Send tax notices to:  
A. Philip Cook, Jr.  
c/o Cook Publications, Inc.  
P. O. Box 10567  
Birmingham, AL 35202

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

DEED

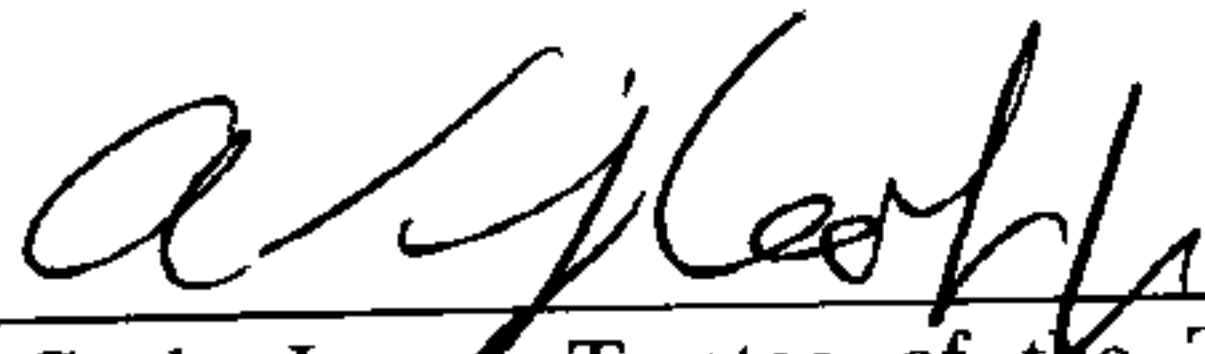
12/05/1995-34725  
11:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MCD 19.50

Know All Men By These Presents That, in consideration of \$1.00 and other good and valuable consideration in hand paid by the Grantee herein to the Grantor herein, the receipt and sufficiency of which are hereby acknowledged by said Grantor, the undersigned, A. Philip Cook, Jr., as Trustee of the Trust created under Indenture of Trust dated February 22, 1990, between Margaret B. Cook, as Grantor, and A. Philip Cook, Jr., as Trustee, (the "Grantor") does hereby grant, bargain, sell, convey and assign to A. Philip Cook, Jr., individually (hereinafter A. Philip Cook, Jr., individually, referred to as "the Grantee"), all right, title and interest of the Grantor in and to that certain real property situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and constituting a part hereof for all purposes, together with the improvements located thereon and all easements and other rights appurtenant thereto, including any options or rights of the Grantor to purchase or receive such property.

TO HAVE AND TO HOLD the aforesaid interests unto the Grantee, his respective heirs and assigns, in fee simple forever; subject, however, to the Permitted Encumbrances as described on Exhibit B attached hereto and constituting a part hereof for all purposes.

Grantee, by its acceptance of this deed, agrees to assume, and does hereby assume, any and all obligations of Grantor arising after date hereof under the aforesaid leases and mortgages described on Exhibit B attached.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 4th day of December, 1995, but effective as of November 1, 1995.



A. Philip Cook, Jr., as Trustee of the Trust  
created under Indenture of Trust, dated  
February 22, 1990, between Margaret B. Cook,  
as Grantor, and A. Philip Cook, Jr., as Trustee

(See next page for Acknowledgment)

STATE OF ALABAMA     )  
                                     :  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that A. Philip Cook, Jr., whose name as Trustee of the Trust created under the Indenture of Trust dated February 22, 1990, between Margaret B. Cook, as Grantor, and A. Philip Cook, Jr., as Trustee, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 14th day of December, 1995.

Leung A. Tyler  
Notary Public

[NOTARIAL SEAL]

My commission expires:

4-4-98

**EXHIBIT A**

to

Deed dated as of November 1, 1995

from

A. Philip Cook, Jr., as Trustee,

to

A. Philip Cook, Jr., Individually

**Description of Real Property**

**PARCEL I**

A part of the SW 1/4 of SW 1/4 and the SE 1/4 of SW 1/4 of Section 30, Township 18 South, of Range 1 West, and being more particularly described as follows: Begin at the NW corner of the SE 1/4 of SW 1/4 of said Section 30, thence east along the north line of same a distance of 481.59 feet to the centerline of a public road; thence 122 degrees 59 minutes to the right in a southwesterly direction a distance of 59.87 feet to the point of a curve to the left, having a central angle of 11 degrees 51 minutes a radius of 560.01 feet; thence along the arc of said curve a distance of 115.84 feet to the point of tangent; thence along said tangent a distance of 322.42 feet to the point of a curve to the right, having a central angle of 20 degrees 12 minutes a radius of 571.76 feet; thence along the arc of said curve a distance of 201.58 feet to the point of tangent; thence along said tangent a distance of 54.25 feet to the point of a curve to the right having a central angle of 95 degrees 25 minutes a radius of 63.80 feet; thence along the arc of said curve a distance of 106.25 feet to the point of tangent; thence along said tangent a distance of 79.52 feet to the point of another curve to the left, having a central angle of 26 degrees 14 minutes a radius of 373.29 feet; thence along the arc of said curve a distance of 170.91 feet to the point of tangent; thence along said tangent a distance of 218.72 feet; thence 85 degrees 31 minutes to the right in a northeasterly direction a distance of 281.09 feet; thence 5 degrees 11 minutes to the left in a northeasterly direction a distance of 172.13 feet to the north line of the SW 1/4 of SW 1/4 of said Section 30, thence 79 degrees 12 minutes to the right along said north line a distance of 244.73 feet to the point of beginning. According to survey of B. G. Meade, Reg. Land Surveyor, dated November 9, 1971.

## PARCEL II

The Southwest 1/4 of the Southwest 1/4 of Section 30, Township 18, Range 1 West, situated in Shelby County, Alabama, less and except the following parcels: (1) that part of said property conveyed to Mrs. Elsie Jones by deed recorded in Deed Book 116, Page 329 in the Probate Office of Shelby County, Alabama, and later conveyed to Norman Mizerany as shown by deed recorded in Deed Book 271, Page 788 in said Probate Office; (2) that part of said property conveyed to Leon E. Glenn, Jr. and wife Hettie Louise Glenn as shown by deed recorded in Deed Book 252, Page 141 in said Probate Office; and (3) that part of said property intended to be conveyed to Walter C. Turner and Ruth Gray Turner as shown by deed recorded in Deed Book 284, Page 578 in said Probate Office.

The above described property being the property conveyed to the Grantor by deed recorded in Book 272, Page 823 in the Probate Office of Shelby County, Alabama.

**EXHIBIT B**

to  
Deed dated as of November 1, 1995  
from  
A. Philip Cook, Jr., as Trustee,  
to  
A. Philip Cook, Jr., Individually

**Permitted Encumbrances**

1. Ad valorem taxes for the current year.
2. Right of way to Alabama Power Company as recorded in Real 8, page 905 in the Probate Office of Shelby County, Alabama. (Parcel II)
3. Right of way for public road conveyed to Shelby County and to the public as shown in Deed Book 41, page 391 in said Probate Office. (Parcel I)
4. Transmission line permit to Alabama Power Company recorded in Deed Book 126, page 182 in said Probate Office. (Parcel I)
5. Mineral and mining rights are excepted for that part of the subject property which lies within the SW 1/4 of SW 1/4 of Section 30, Township 18, Range 1 West and as shown by deed recorded in Deed Book 116, page 329 in said Probate Office. (Parcel II)
6. A roadway 20 feet wide referred to in Deed Book 116, page 329 in said Probate Office. (Parcel II)
7. Right of way to Alabama Power Company recorded in Deed Volume 163, page 147 and Deed Volume 297, page 44 in said Probate Office. (Parcel II)
8. Right of way for road as recorded in Deed Volume 116, page 91 in said Probate Office. (Parcel II)
9. Mineral and mining rights are excepted for that subject property described by deed filed for record on May 22, 1978 and recorded in Book 312, page 348 in said Probate Office.
10. Other easements, conditions and restrictions of record.

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