

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
c/o Greg Church
9130 Old Hwy. 280
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FORTY THOUSAND AND NO/100---DOLLARS---(\$240,000.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **WILLIAM W. ADAMS, JR., as Trustee and Beneficiary of the William W. Adams, Jr. Living Trust, dated June 21, 1991, and BERT N. ADAMS, as Trustee and Beneficiary under Trust Agreement dated January 16, 1980,** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CHURACRE,** an Alabama general partnership, (herein referred to as GRANTEE), all Grantors' interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The South 1/2 of SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama. (The property is more particularly described on the attached Exhibit C.)

Along with an easement described as follows:
Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, and run South along the East line of said 1/4 1/4 a distance of 416.60 feet to the Northern right of way of Old Highway 280; thence, turn an angle to the right of 268 deg. 28 min. 00 sec. and run Westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 deg. 31 min. 44 sec. and run 300.00 feet; thence turn an angle to the right of 180 deg. 13 min. 57 sec. and run 299.95 feet; thence turn an angle to the right of 187 deg. 58 min. 17 sec. and run 202.40 feet; thence turn an angle to the right of 171 deg. 47 min. 00 sec. and run 157.85 feet; thence turn an angle to the right of 220 deg. 03 min. 42 sec. and run 130.92 feet; thence turn an angle to the right of 191 deg. 20 min. 55 sec. and run 374.05 feet; thence turn an angle to the right of 174 deg. 34 min. 10 sec. and run 332.38 feet; thence turn an angle to the right of 184 deg. 53 min. 33 sec. and run 179.76 feet; thence turn an angle to the right of 121 deg. 47 min. 17 sec. and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet; thence turn an angle to the

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right of 182 deg. 28 min. 27 sec. and run 194.43 feet; thence turn an angle to the right of 210 deg. 39 min. 45 sec. and run 637.41 feet; thence turn an angle to the right of 193 deg. 16 min. 05 sec. and run 352.04 feet; thence turn an angle to the right of 188 deg. 06 min. 38 sec. and run 399.77 feet to the end of said 60 foot easement.

ALSO, along with an easement described as follows:
Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, and run South along the East line of said 1/4 1/4 a distance of 416.60 feet to the Northern right of way of Old Highway 280; thence turn an angle to the right of 268 deg. 28 min. 00 sec. and run Westerly along said right of way a distance of 847.60 feet to the point of beginning; thence turn an angle to the right of 271 deg. 31 min. 44 sec. and run 300.00 feet; thence turn an angle to the right of 180 deg. 13 min. 57 sec. and run 299.95 feet; thence turn an angle to the right of 187 deg. 58 min. 17 sec. and run 202.40 feet; thence turn an angle to the right of 171 deg. 47 min. 00 sec. and run 157.85 feet; thence turn an angle to the right of 220 deg. 03 min. 42 sec. and run 130.92 feet; thence turn an angle to the right of 191 deg. 20 min. 55 sec. and run 374.05 feet; thence turn an angle to the right of 174 deg. 34 min. 10 sec. and run 332.38 feet; thence turn an angle to the right of 184 deg. 53 min. 33 sec. and run 179.76 feet; thence turn an angle to the right of 121 deg. 47 min. 17 sec. and run 121.73 feet to the North line of Section 26 and end of easement.

Grantor BERT N. ADAMS, as Trustee and Beneficiary described aforesaid hereby reserves unto themselves, their successors and assigns, for the benefit of real estate owned by Bert N. Adams, lying north of the real estate conveyed herein, as more particularly described on Exhibit A hereto (the "Adams Tract"), a non-exclusive easement appurtenant, over and across that portion of the South 1/2 of SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama that is improved by a roadway that leads from Old U.S. Highway 280 through the herein conveyed real estate, to the Adams Tract, as more particularly described on Exhibit B hereto, being a portion of a survey of Hickey L.S., Inc., dated February 13, 1995, revised January 9, 1996. In the event the roadway is relocated, (which shall only be allowed if the consent of Bert N. Adams is secured) this easement reservation shall apply to the lands over which the relocated roadway is situated.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter, which taxes are subject to a current use assessment.
2. Rights of others to use of easements for access as recorded in Real 75 pages 899, 902 and 905, along with maintenance agreement as recorded in Real 75 page 912 in the Probate Office.

NOTE: The above referenced property does not constitute the homestead or residence of the Grantor.

\$210,000.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantors do for themselves, their successors and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 Grantors, **WILLIAM W. ADAMS, JR.,** as Trustee and Beneficiary of the William W. Adams, Jr. Living Trust, dated June 21, 1991, and **BERT N. ADAMS,** as Trustee and Beneficiary under Trust Agreement dated January 16, 1980, who are authorized to execute this conveyance, have hereunto set their signature and seal as of this 8th day of January, 1996.

[signatures of Grantors appear on following pages]



**WILLIAM W. ADAMS, JR., AS
TRUSTEE AND BENEFICIARY**

STATE OF Missouri

COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM W. ADAMS, JR.**, whose name as Trustee and Beneficiary of the William W. Adams, Jr. Living Trust, dated June 21, 1991, 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, in his capacity as such Trustee and Beneficiary of the William W. Adams, Jr. Living Trust, dated June 21, 1991, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of January, 1996.


NOTARY PUBLIC

My Commission Expires:

(SEAL)

RICHARD L. RESCIKE
Notary Public-State of Missouri
Commissioned in Clay County
My Commission expires May 19, 1997

Bert N Adams
BERT N. ADAMS, AS TRUSTEE AND
BENEFICIARY

STATE OF WISCONSIN
COUNTY OF DANE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BERT N. ADAMS, whose name as Trustee and Beneficiary under Trust Agreement dated January 16, 1980, 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, in his capacity as such Trustee and Beneficiary under Trust Agreement dated January 16, 1980, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7TH day of January, 1996.

[Signature]
NOTARY PUBLIC

My Commission Expires:

(SEAL)

PERMANENT

EXHIBIT A

All of the North 1/2 of the SW 1/4, the South 1/2 of the NW 1/4, and the South 1/2 of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

Exhibit B

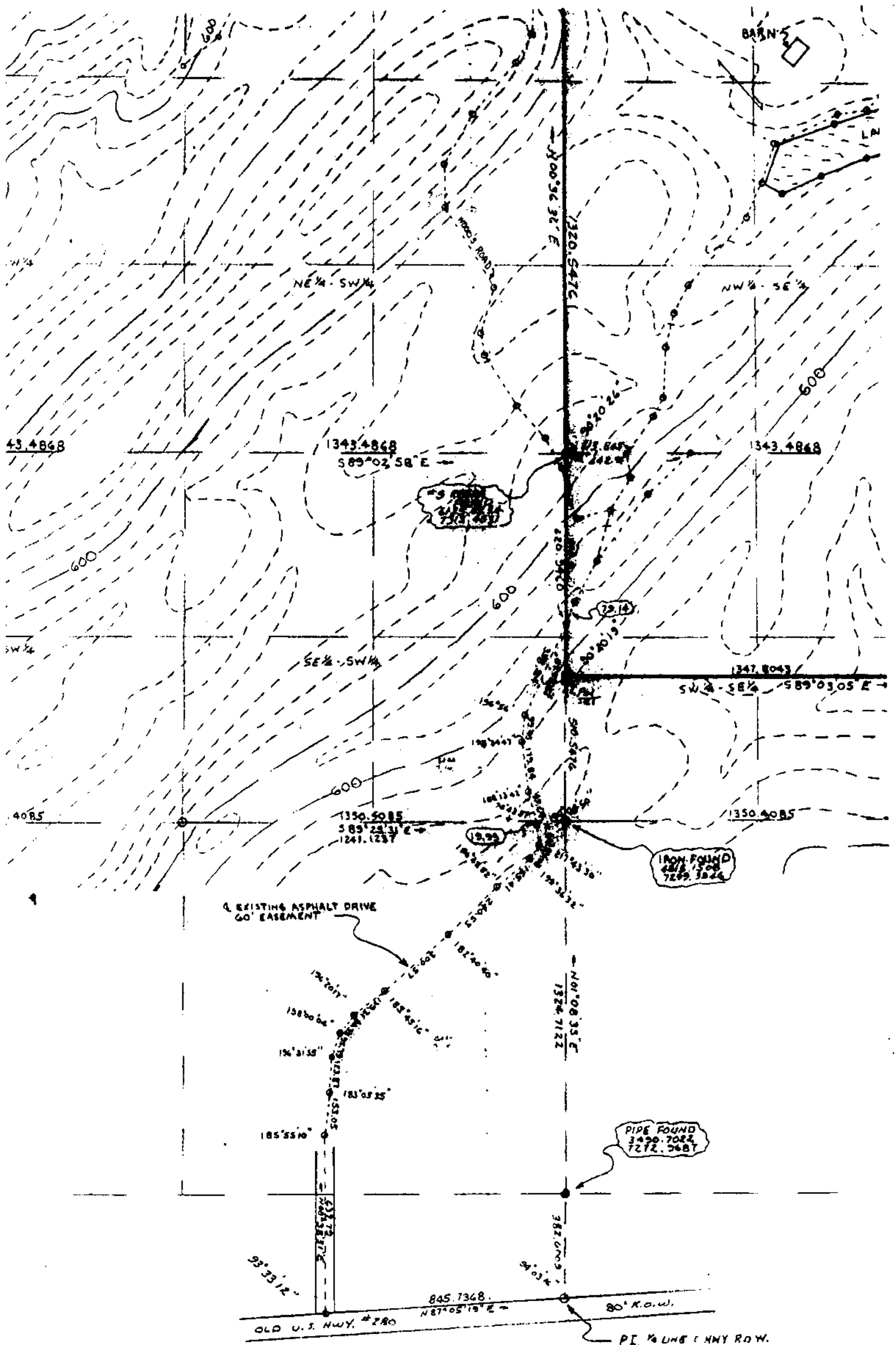


EXHIBIT C

A parcel of land in the S 1/2 of the SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the true Southwest corner of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land run thence East along the true South boundary of said Section 23, a distance of 2700.81 feet to the true Southeast corner of the SE 1/4 of SW 1/4 of said Section 23; thence turn 89 deg. 57 min. 53 sec. left and run 1320.55 feet to the true Northeast corner of said SE 1/4 of SW 1/4; thence turn 89 deg. 39 min. 34 sec. left and run 2686.97 feet to the true Northwest corner of the SW 1/4 of SW 1/4 of said Section 23; thence turn 89 deg. 44 min. 45 sec. left and run 1338.26 feet to the point of beginning of herein described parcel of land.

Grantors make no warranty as to the accuracy of this legal description but nevertheless conveys all their respective right, title and interest in and to the aforesaid real estate.

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