

Send tax notice to:

Frank T. Manfre

Reba S. Manfre

1344 41st West  
Birmingham, AL 35208

This instrument prepared by:

John E. Hagefstration, Jr.

Bradley, Arant, Rose & White

2001 Park Place Tower, Suite 1400

Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Four Thousand and No/100 Dollars (\$74,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by Frank T. Manfre and wife, Reba S. Manfre ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 7 Oak Mountain Commerce Place as recorded in Map Book 18, Page 58 in the Office of the Judge of Probate in Shelby County, Alabama. Being located in the NW ¼ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NE corner of Section 1, Township 19 South, Range 3 West said point also being the NW corner of Section 6, Township 20 South, Range 2 West and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 493.15 feet to the point of beginning; thence continue along last described course a distance of 280.00 feet; thence 130 degrees, 18 minutes, 48 seconds left in a Northeasterly direction a distance of 207.87 feet to a point on the Westerly right of way line of Commerce Court; said point being on a curve having a central angle of 88 degrees, 30 minutes, 10 seconds and a radius of 50.0 feet; last described course being radial to said curve; thence in a Northerly direction along arc of said curve to the right and along said right-of-way line a distance of 77.23 feet to the end of said curve and the beginning of a curve to the left having a central angle of 48 degrees, 11 minutes, 20 seconds and a radius of 25.0 feet; thence in a Northerly direction along said curve and right-of-way line a distance of 21.03 feet to end of said curve;

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thence in a Northerly direction along said right-of-way line a distance of 57.26 feet; thence 90 degrees, left in a Westerly direction a distance of 171.64 feet to the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1996 and subsequent years.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Instrument #1994-3243 in Probate Office.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 9<sup>th</sup> day of January, 1996.

BIRMINGHAM REALTY COMPANY

By: 

Its: PRESIDENT

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham III, whose name as President of Birmingham Realty Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 9<sup>th</sup> day of January, 1996.

[Signature]

Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

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