

Send tax notice to:  
Quality Service Lithography, Inc.  
3005 Third Avenue South  
Birmingham, Alabama 35233

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 One Hundred Thousand and No/100 Dollars (\$100,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by Quality Service Lithography, Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, 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 of 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 318.15 feet; thence 90 deg. left in an Easterly direction a distance of 171.64 feet to the West right of way line of Commerce Court; thence continue along last described course and across said right of way a distance of 50.0 feet to the East line of said right of way; thence 90 deg. right in a Southerly direction along the East line of said right of way a distance of 232.28 feet to the beginning of a curve to the left, having a central angle of 9 deg. 03 min. 44 sec. and a radius of 25.0 feet; thence in a Southeasterly direction along the arc of said curve and along said right of way line a distance of 3.95 feet to the point of beginning; thence continue along said right of way line and arc of said curve, having a central angle of 39 deg. 07 min. 36 sec. in a Southeasterly direction a distance of

Inst # 1996-03361

02/01/1996-03361  
10:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
113.50  
003 SNA

17.07 feet to end of said curve and the beginning of a curve to the right having a central angle of 103 deg. 10 min. 22 sec. and a radius of 50.00 feet; thence in a Southerly direction along arc of said curve and along said right of way line a distance of 90.04 feet; thence in a Southeasterly direction along a line radial to said curve a distance of 278.31 feet to the Northerly right of way line of Green Park Road; thence 106 deg. 03 min. 03 sec. left, in a Northeasterly direction along said right of way line a distance of 342.28 feet; thence 120 deg. 43 min. 07 sec. left in a Northwesterly direction a distance of 382.10 feet to the East right of way line of Commerce Court and the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors 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 in Instrument #1994-21077 in the Office of the Judge of Probate of Shelby County, Alabama.
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 31st 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 25<sup>th</sup> day of January, 1996.

*Joe E. Haskins*

Notary Public

[NOTARIAL SEAL]

My commission expires: 9-18-96

Inst # 1996-03361

02/01/1996-03361  
10:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 113.50