

SEND TAX NOTICES TO:
SECURE STORAGE, L.L.C.
3888 Ripple Leaf Circle
Hoover, Alabama, 35216

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **SHERMAN HOLLAND, JR.**, a ~~(10)~~ ~~(100)~~ married man (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **SECURE STORAGE, L.L.C.** (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10 day of April, 1996.



SHERMAN HOLLAND, JR.

[ACKNOWLEDGEMENT ON NEXT PAGE]
Inst # 1996-11932

ALA-War.ded

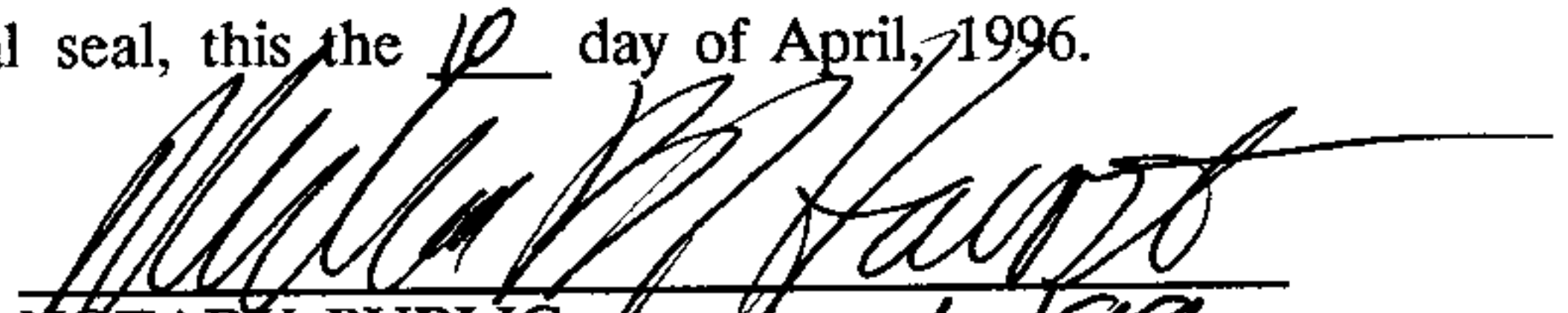
04/12/1996-11932
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCD 17.00

Inst # 1996-11932

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHERMAN HOLLAND, JR., whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of April, 1996.



NOTARY PUBLIC
My Commission Expires: 6/7/99

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"

TO

WARRANTY DEED
AFFIDAVIT AND AGREEMENT
NON-FOREIGN AFFIDAVIT

Grantor: SHERMAN HOLLAND, JR.
Grantee: SECURE STORAGE, L.L.C.

PARCEL A:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the Northwest corner of Section 25, Township 20 South, Range 3 West; thence South 87°57'19" East along the northerly boundary of the Northwest 1/4 of the Northwest 1/4 of said Section a distance of 584.29 ft.; thence South 7°23'22" East a distance of 139.42 ft. to the point of beginning; thence continue along the last described course a distance of 237.88 ft.; thence North 86°34'34" West a distance of 7.71 ft.; thence South 6°10'16" East a distance of 96.66 ft.; thence North 90°00'00" West a distance of 430.77 ft. to a point on the easterly boundary of a CSX Transportation Railroad right of way; thence North 0°05'17" East along said right of way a distance of 325.35 ft.; thence North 89°06'21" East and leaving said right of way a distance of 132.80 ft. to a point on a proposed public street right of way, said point lying on a curve to the left having a radius of 60.00 ft. and a central angle of 83°47'42"; thence along said proposed right of way and the arc of said curve a distance of 87.75 ft., said arc subtended by a chord which bears South 57°56'11" East a distance of 80.14 ft.; to the end of said arc; thence North 89°06'21" East and leaving said right of way a distance of 184.09 ft. to the point of beginning.

Said parcel also being described as Lot 7 of the proposed Keystone Commercial Complex.

PARCEL B:

An exclusive easement situated in the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the Northwest corner of Section 25, Township 20 South, Range 3 West; thence South 87°57'19" East along the northerly boundary of the Northwest 1/4 of the

EXHIBIT "A" (continued)

Northwest 1/4 of said Section a distance of 584.29 ft.; thence South 7°23'22" East a distance of 139.42 ft. to the point of beginning of the boundary of an exclusive easement; thence continue along the last described course a distance of 237.88 ft.; thence North 86°34'34" West a distance of 7.71 ft.; thence South 6°10'16" East a distance of 96.66 ft.; thence North 90°00'00" West a distance of 64.26 ft.; thence North 0°53'39" West a distance of 331.03 ft.; thence North 89°06'21" East a distance of 36.14 ft. to the point of beginning.

PARCEL C:

A 30 ft. easement for ingress and egress situated in the Northwest 1/4 of the Northwest 1/4 of Section 25, and in the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West; thence South 87°57'19" East along the South line of said Section a distance of 377.26 ft.; thence South 00°00'00" West a distance of 164.49 ft. to the point of beginning of the centerline of a 30 ft. easement for ingress and egress, said easement lying 15 ft. to both sides of and parallel to the centerline of said easement; thence North 00°00'00" East along said centerline a distance of 447.07 ft.; thence North 80°22'41" East along said centerline a distance of 157.76 ft.; thence North 81°57'00" East along said centerline a distance of 145.43 ft. to a point on the southwesterly right of way of United States Highway No. 31; said point being the end of said centerline of said easement.

Said easement to be vacated upon dedication of a proposed road right of way to be known as Keystone Court.

SUBJECT TO:

1. 1996 taxes, a lien but not yet payable;
2. Title to all minerals within and underlying the premises which are not owned by Grantor, including those recorded in Deed Book 303, Page 226
3. Right of Way to Alabama Power Company by instrument recorded in Deed Book 102, page 204, Deed Book 170, 245, and Deed Book 172, Page 426.
4. Right of way to Shelby County, recorded in Deed Book 167, page 357.
Inst # 1996-11932

Exa.ded 4/8/96 3:49pm

04/12/1996-11932
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D04 HCD