

Send tax notice to:
 Edwin B. Lumpkin, Jr.
 730 North 8th Street
 Bessemer, Alabama 35020

This instrument prepared by:
 John E. Hagefstration, Jr.
 Bradley, Arant, Rose & White
 2001 Park Place, Suite 1400
 Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor"), by Edwin B. Lumpkin, Jr. ("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 in Shelby County, Alabama, described as follows: Being located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Begin at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, also being the NW corner of said Lot 7; thence in a Southerly direction along the Westerly line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and of said Lot 7 a distance of 247.23 feet; thence 80 deg. 46 min. 11 sec. left, in a Southeasterly direction a distance of 186.67 feet to a point on the Westerly right of way line of Commerce Parkway, said point being on a curve to the right, having a radius of 50.00 feet and a central angle of 168 deg. 57 min. 47 sec.; thence 90 deg. left, to tangent of said curve, in a Northeasterly direction along said curve, an arc distance of 147.45 feet; thence 80 deg. 30 min. 53 sec. left from tangent of said curve, a distance of 192.60 feet to the Easterly line of said Lot 7; thence 90 deg. left, in a Northeasterly direction, along the Easterly line of said Lot 7, a distance of 296.27 feet to the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and the North line of said Lot 7; thence 95 deg. 55 min. 44 sec. left, in a Westerly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and of said Lot 7, a distance of 514.26 feet to the point of beginning; being situated in Shelby County, Alabama.

04/23/1996-13149
 09:31 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 HEL 281.00

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever;
subject, however, to the following:

1. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1994-21077 in the Office of the Judge of Probate of Shelby County, Alabama.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Inst. #1994-3243 in said 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 22nd day of April, 1996.

BIRMINGHAM REALTY COMPANY

By: *Russell M. Cunningham III*

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 22nd day of April, 1996.

John E. Haglund

Notary Public

[NOTARIAL SEAL]

My commission expires 9-19-98