

This instrument prepared by:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice To:

Grey Shoal, L.L.C.
P.O. Box 807
Auburn, Alabama 36831-0807

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00) and other good and valuable consideration to the undersigned TYROL, INC., an Alabama corporation ("Grantor"), in hand paid by GREY SHOAL, L.L.C. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all of Grantor's right, title and interest in and to that certain right of way easement granted to School House Properties by Secor Bank in that certain Grant of Right of Way recorded as Instrument #1995-02599 in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1996 and for all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mining and mineral rights not owned by Grantor.
4. Right-of-Way granted to Alabama Power Company recorded in Deed Book 138, page 538 in said Probate Office.
5. Easement for Bowling Drive along westerly line of Property as shown by Survey of David G. Nichols dated February 15, 1996.
6. Matters as would be shown by an accurate survey or inspection of the Property.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor, Tyrol, Inc., an Alabama corporation, by and through Michael D. Fuller, its President, who is authorized to execute this Statutory Warranty Deed, has hereto set its signature and seal this 21 day of May, 1996.

TYROL, INC., an Alabama corporation

By: 

Michael D. Fuller
Its President

05/29/1996-17253
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 263.50

Inst # 1996-17253

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as President of Tyrol, Inc., an Alabama corporation, 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 such conveyance, 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 seal, this 21 day of May, 1996.

John D. Sansom
Notary Public

[SEAL]

My commission expires:

7/26/97

tp/tee15:tyr grey.ded

EXHIBIT A
TO
STATUTORY WARRANTY DEED

"PARCEL 1" as described on the February 15, 1996
survey by David G. Nichols

Commence at the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 929.67 feet to the Point of Beginning. From said point of beginning, continue south along the last described course for a distance of 263.72 feet; thence turn an angle to the left of 91°03'38" and leaving said West line run in an easterly direction for a distance of 672.11 feet; thence turn an angle to the left of 91°13'01" and run in a northerly direction for a distance of 263.72 feet; thence turn an angle to the left of 91°12'58" and run in westerly direction for a distance of 672.83 feet to the point of beginning of the herein described parcel of land.

The above described property is intended to be one and the same property (1) conveyed to Taylor Properties, L.L.C., formerly known as School House Properties, pursuant to the General Warranty Deed recorded as Instrument #1993-20843 in the Probate Office of Shelby County, Alabama in which such property was described as Parcel I; (2) conveyed from Taylor Properties, L.L.C. to Michael D. Fuller pursuant to the Statutory Warranty Deed recorded as Instrument #1996-17251 in said Probate Office; and (3) conveyed from Michael D. Fuller to Tyrol, Inc. pursuant to the Statutory Warranty Deed recorded as Instrument #1996-17252 in said Probate Office.

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