

This instrument was prepared by:  
Felton W. Smith  
Balch & Bingham  
P. O. Box 306  
Birmingham, Alabama 35201

**SEND TAX NOTICE TO:**

**Hunter & Associates, Inc.**  
**4601 Southlake Drive - Suite 150**  
**Birmingham, Alabama 35244**

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA        )**

**COUNTY OF SHELBY        )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred and No/100 Dollars (\$100.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Parkway Partners, an Alabama general partnership (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey, subject to the matters set forth on **Exhibit B** hereto, unto Hunter & Associates, Inc., an Alabama corporation (herein referred to as "Grantee"), the described real estate situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof (the "Property"); together with a non-exclusive easement to be used in common with Grantor and others for vehicular and pedestrian ingress and egress, roadway and right-of-way purposes as described in that certain Ingress and Egress Easement recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 1994-20501.

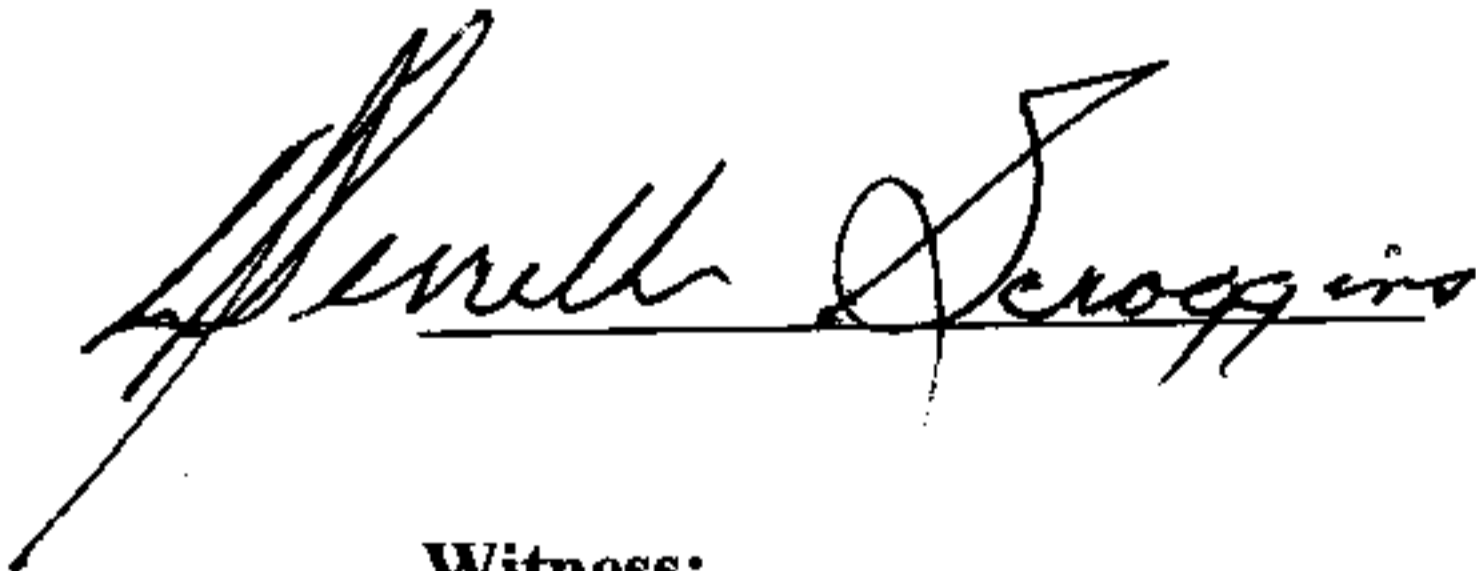
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

Grantor does, for itself, its successors and assigns, bind itself to warrant and defend the Property to the Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed this  
31<sup>st</sup> day of May, 1996.

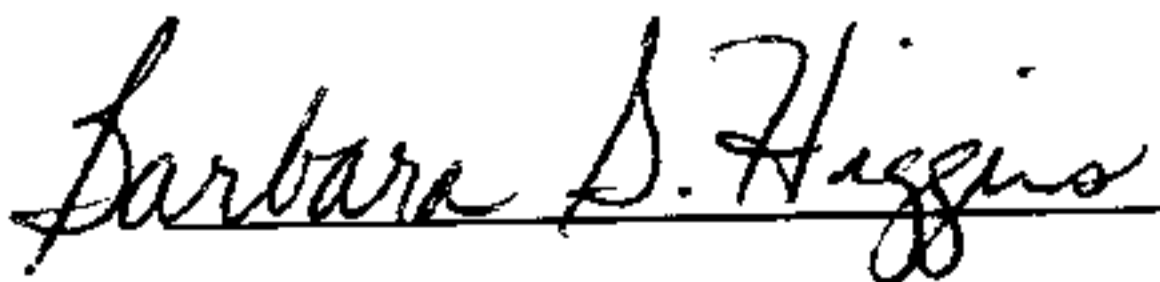
**Witness:**

**Parkway Partners**



By:   
Its General Partner

**Witness:**



By:   
Its General Partner

06/03/1996-17662  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 NCD 20.50

Inst # 1996-17662

STATE OF ALABAMA

COUNTY OF Lauderdale

I, JUDITH CABLER, a notary public in and for said county in said state, hereby certify that LLOYD JOHNSON JR., whose name as General Partner of Parkway Partners, a general partnership, 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 such instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 25<sup>th</sup> day of May, 1996.

Judith Cabler  
Notary Public

[ Notarial Seal ]

My Commission Expires: 7/28/97

STATE OF ALABAMA

COUNTY OF Walker

I, William K. Higgins Jr., a notary public in and for said county in said state, hereby certify that W. F. Cobb III, whose name as General Partner of Parkway Partners, a general partnership, 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 such instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 29<sup>th</sup> day of May, 1996.

William K. Higgins Jr.  
Notary Public

[ Notarial Seal ]

My Commission Expires: 7/18/98

# Exhibit A

Part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, City of Hoover, Alabama, more particularly described as follows:

From the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 30, Township 19 South, Range 2 West, and looking in an easterly direction along the North line of said Quarter-Quarter Section, turn an angle to the right of  $43^{\circ}39'46''$  and run in a southeasterly direction for a distance of 299.82 feet to a point on the westerly right of way line of Interstate Highway #65, said point being 49.47 feet South of an existing concrete right of way monument; thence turn an angle to the right of  $48^{\circ}50'15''$  and run in a southerly direction along said right of way line for a distance of 599.28 feet to an existing iron pin, being the Southeast corner of Lot 1-A, of Resurvey of Lot 1 Brookwood Addition to Riverchase as recorded in Map Book 8, Page 94, in the Office of the Judge of Probate, Shelby County, Alabama, and the point of beginning; thence turn an angle to the right of  $82^{\circ}55'37''$  and leaving said right of way line run in a southwesterly direction along the South line of said Lot 1-A for a distance of 580.40 feet to an iron pin; thence turn an angle to the left of  $90^{\circ}00'$  and run in a southerly direction 192.11 feet to an iron pin; thence turn an angle to the right of  $90^{\circ}00'$  and run in a westerly direction 199.17 feet to an existing iron pin being on the curved East right of way line of Riverchase Parkway East; thence turn an angle to the left ( $87^{\circ}21'35''$  to tangent) and run in a southerly direction along the arc of said curved East right of way line (said curve being concave in an easterly direction and having a central angle of  $44^{\circ}44'$  and a radius of 478.86 feet) for a distance of 373.87 feet to the end of said curve; thence tangent to end of said curve run in a southeasterly direction along said East right of way line for a distance of 20.95 feet to an existing iron pin being the Northwest corner of the Southern Realty Resources, Inc. property; thence turn an angle to the left of  $81^{\circ}06'59''$  and leaving said East right of way line run in a northeasterly direction along the Northwest line of the Southern Realty Resources, Inc. property for a distance of 266.77 feet, to an existing iron pin being the Northeast corner of the Southern Realty Resources, Inc. property; thence turn an angle to the right of  $90^{\circ}00'$  and run in a southeasterly direction along the northeasterly line of the Southern Realty Resources, Inc. property for a distance of 198.03 feet; thence turn an angle to the left of  $43^{\circ}33'45''$  and run in a southeasterly direction for a distance of 79.75 feet to a point on the northerly right of way line of Valleydale Road; thence turn an angle to the left of  $48^{\circ}35'38''$  and run in a northeasterly direction along said right of way line of Valleydale Road for a distance of 131.06 feet to an existing concrete monument on the northwesterly right of way line of said Valleydale Road; thence turn an angle to the right of  $0^{\circ}53'57''$  and run in a northeasterly direction along said North right of way line for a distance of 36.37 feet to an existing concrete monument; thence turn an angle to the left of  $30^{\circ}54'37''$  and run in a northeasterly direction for a distance of 116.20 feet to an existing concrete monument on the West right of way line of I-65 Highway; thence turn an angle to the left of  $17^{\circ}33'$  and run in a northerly direction along said westerly right of way line of said Interstate Highway #65 for a distance of 389.41 feet, more or less, to an existing iron pin being the point of beginning.

Continued

# Exhibit A

LESS AND EXCEPT the following described parcel of land: Part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, run West along the North line of said Quarter-Quarter Section for a distance of 192.20 feet; thence turn an angle to the right of  $52^{\circ}14'43''$  and run in a northwesterly direction for a distance of 93.56 feet; thence turn an angle to the left of  $90^{\circ}$  and run in a southwesterly direction for a distance of 266.77 feet, more or less, to a point on the Northeast right of way line of Riverchase Parkway East; thence turn an angle to the right of  $81^{\circ}06'59''$  and run in a northwesterly direction along said right of way line of Riverchase Parkway East for a distance of 20.95 feet; thence turn an angle to the right of  $39^{\circ}45'$  and run in a northwesterly direction for a distance of 58.60 feet to the point of beginning; thence turn an angle to the left of  $39^{\circ}59'05''$  and run in a northwesterly direction for a distance of 41.36 feet; thence turn an angle to the right of  $88^{\circ}52'04''$  and run in a northeasterly direction for a distance of 40.97 feet; thence turn an angle to the right of  $90^{\circ}20'30''$  and run in a southeasterly direction for a distance of 41.53 feet; thence turn an angle to the right of  $89^{\circ}54'15''$  and run in a southwesterly direction for a distance of 41.54 feet, more or less, to the point of beginning.

## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

1. Ad Valorem Taxes for the year 1996, which said taxes are not due or payable until October 1, 1996.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 331, Page 841.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 94, Page 349; and Volume 64, Page 501.
4. Restrictions appearing of record in Real Volume 90, Page 785.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) in Misc. Book 13, Page 50, and amended in Misc. Book 15, Page 189, and further amended in Misc. Book 19, Page 633.
6. Land Use Agreement between The Harbert Equitable Joint Venture and Blue Cross and Blue Shield of Alabama in Misc. Book 19, Page 690 and amended in Real Volume 16, Page 64.
7. Rights of third parties with respect to the easement described in Ingress and Egress Easement recorded as Instrument No. 1994-20501.

All recording data above refers to the office of the Judge of Probate of Shelby County, Alabama.

Inst # 1996-17662

06/03/1996-17662  
08:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MCD 20.50