

SEND TAX NOTICE TO:
Peter M. Grammas
1750 Mountain Woods Circle
Birmingham, Alabama 35216

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED dated this 1st day of July, 1996, by **B & E Properties, Inc.**, an Alabama general partnership comprised of Marc A. Eason and Mark D. Byers as its only partners (hereinafter referred to as the "Grantor") to **Peter M. Grammas**, a married man (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty Thousand Dollars (\$850,000.00) in hand paid by the Grantee, pursuant to the terms of that certain Exchange Agreement dated as of July 1, 1996, the receipt and sufficiency of which is hereby acknowledged, B & E Properties, an Alabama general partnership, does hereby grant, bargain, sell and convey unto the Grantee, **Peter M. Grammas**, the property described in **Exhibit "A"** attached hereto and situated in Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to:

1. Ad valorem taxes due in 1996;
2. Right of Way to Alabama Power Company as recorded in Deed Book 127, page 374 and Deed Book 201, Page 545;
3. All statutory or common law right of access to Interstate Highway Project No. I-65, as relinquished by order of condemnation as shown in Lis Pendens Book 5, Page 229;
4. Restrictive Covenants as recorded in Real Book 217, Page 491;
5. Easement to City of Pelham as recorded in Instrument No. 1994-18763 and as shown on survey of Joseph A. Miller, dated June 4, 1996; and
6. Coal, oil, gas and mineral and mining rights not owned by the undersigned Grantor.

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

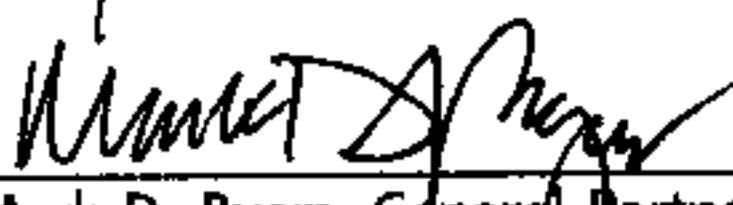
The Grantor hereby covenants and agrees with Grantee, his heirs, executors and assigns, that the Grantor will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 1st day of July, 1996 by its general partners.

B & E, PROPERTIES, an Alabama general partnership



Marc A. Eason, General Partner



Mark D. Byers, General Partner

07/02/1996-21266
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WCD 863.50

Inst # 1996-21266

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marc A. Eason, whose name as General Partner of B & E Properties, an Alabama general partnership, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such General Partner and with full authority executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand this the 1st day of ~~June~~^{July}, 1996.



Notary Public
My Commission Expires: 4-19-2000

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark D. Byers, whose name as General Partner of B & E Properties, an Alabama general partnership, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such General Partner and with full authority executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand this the 1st day of ~~June~~^{July}, 1996.



Notary Public
My Commission Expires: 4-19-2000

THIS INSTRUMENT PREPARED BY:
Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner, P.C.
A Professional Corporation
1600 SouthTrust Tower
Birmingham, AL 35203

Exhibit A

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run easterly along the south line of said quarter-quarter section a distance of 174.65 feet to a point on the westerly right of way line of Interstate Highway No. 65 (I-65); thence run northeasterly along the said westerly right of way line of said I-65 a distance of 152.29 feet to a point; thence continue northeasterly along said right of way line a distance of 276.88 feet to a point; thence continue northeasterly along said right of way line a distance of 290.78 feet to the point of beginning of the property known as Lot 6, Valley Commerce Park, an Unrecorded Subdivision, (Lot 6 of said Unrecorded Subdivision being the parcel described) said point being an existing rebar iron; thence continue northeasterly along said right of way line of said I-65 Highway a distance of 181.35 feet to an existing rebar iron at the southeast corner of Lot 7 of Valley Commerce Park; thence 90 degrees 17 minutes 17 seconds measured (90 degrees 15' 59" map) left and run northwesterly along the southeasterly line of said Lot 7 for a distance of 251.42 feet to an existing rebar iron on the right of way line of the cul-de-sac curve to the right of Commerce Drive, said curve having a radius of 80.0 feet and a central angle of 76 degrees 06 minutes 19 seconds; thence run northwesterly along the arc of said curve and along said right of way line a distance of 106.26 feet to the end of said curve and to the beginning of a curve to the left, said curve having a radius of 30.00 feet and subtending a central angle of 90 degrees 15 minutes 56 seconds measured (89 degrees 51' 37" map); thence run northwesterly and westerly along the arc of said curve and along said right of way line a distance of 47.26 feet measured (47.05 feet map) to the end of said curve; thence at tangent to said curve run southwesterly along the southerly right of way line of said Commerce Drive a distance of 110.59 feet to the beginning of a curve to the left, said curve having a radius of 350.00 feet and a central angle of 01 degrees 54 minutes 16 seconds measured (01 degrees 59' 37" map); thence run southwesterly along the arc of said curve and along said right of way line for 11.63 feet measured (12.18 feet map) to a point; thence 106 degrees 05 minutes 05 seconds left from tangent to said curve and run southeasterly for a distance of 414.19 feet measured (415.55 feet map) to the point of beginning.

Inst # 1996-21266

07/02/1996-21266
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SHELBY COUNTY JUDGE OF PROBATE
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