

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

SEND TAX NOTICE TO:

STATE OF ALABAMA)

CAHABA PEAK PROPERTIES, L. L. C.

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men By These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WAYNE MYRICK, A MARRIED MAN, and SCOTT GUROSKY, A MARRIED MAN, (herein referred to as grantors) do grant, bargain, sell and convey unto CAHABA PEAK PROPERTIES, L. L. C. , (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PART OF BLOCK 1 OF CAHABA VALLEY PARK NORTH AS RECORDED IN MAP BOOK 13 PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING SITUATED IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE CENTERLINE POINT OF CURVE STATION 28+99.46 OF CAHABA VALLEY PARKWAY; THENCE RUN EASTERLY ALONG THE CENTERLINE OF SAID CAHABA VALLEY PARKWAY FOR 314.92 FEET; THENCE 90 DEGREES 00' RIGHT AND RUN SOUTHERLY FOR 30.0 FEET TO A POINT AT THE NORTHWEST CORNER OF MCDANIEL MACHINERY SITE, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID CAHABA VALLEY PARKWAY AND ALSO BEING POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED COURSE AND ALONG THE EAST PROPERTY LINE OR SAID MCDANIEL MACHINERY SITE FOR 225.0 FEET; THENCE 90 DEGREES 00' LEFT AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK ONE FOR 400.0 FEET; THENCE 90 DEGREES 00' LEFT AND RUN NORTHERLY FOR 225.0 FEET TO A POINT ON THE SOUTH LINE OF SAID CAHABA VALLEY PARKWAY; THENCE 90 DEGREES 00' LEFT AND RUN WESTERLY ALONG THE SAID RIGHT OF WAY LINE FOR 400.0 FEET TO THE POINT OF BEGINNING; SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 268 Page 140 and amended in Real 290 Page 386; Real 325 Page 929; as Instrument #1992-15856 and Instrument # 1993-5691 in Probate Office.
3. Transmission Line Permit (s) to Alabama Power Company as shown by instrument (s) recorded in Deed 101 Page 520 and Deed 145 Page 378 in Probate Office.
4. Easement (s) to Alabama Power Company as shown by Instrument recorded in Deed 292 Page 168 in Probate Office.

Inst # 1996-23176

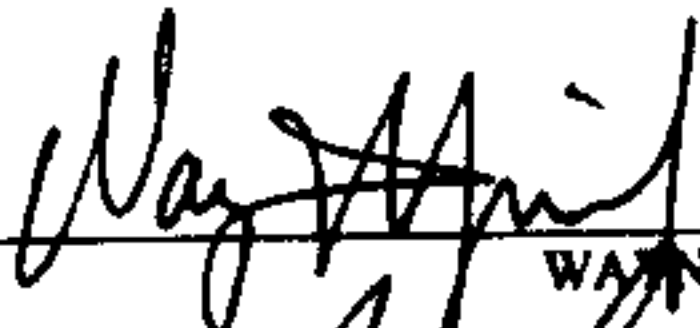
07/18/1996-23176
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

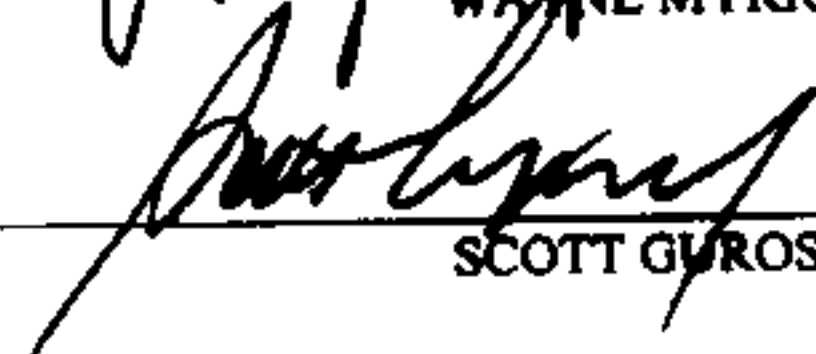
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR THEIR RESPECTIVE SPOUSES,

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WAYNE MYRICK, A MARRIED MAN, and SCOTT GUROSKY, A MARRIED MAN, have hereunto set his, her, or their signature (s) and seal (s), this the 18th day of June, 1996.



WAYNE MYRICK


SCOTT GUROSKY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WAYNE MYRICK, AND SCOTT GUROSKY whose name (s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of June, 1996.



Notary Public

My commission expires: 2/22/00

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