

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
JABCO, L.L.C.
1980 McCain Parkway
Pelham, AL 35124

GENERAL WARRANTY DEED

Inst # 1996-29228

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-one Thousand Nine Hundred Two and 80/100--(\$261,902.80)-DOLLARS, in hand paid to the undersigned, Jewell Benton, an unmarried woman, (hereinafter referred to as "GRANTORS"), by JABCO, L.L.C. (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 1996.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126 page 303 in Probate Office.
3. Right(s)-of-Way(s) granted to State of Alabama by instrument(s) recorded in Deed Book 282 page 413 in Probate Office.
4. All existing, future of potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.

Jewell Benton is the surviving grantee of deed recorded in Real 172 page 400 in the Probate Office of Shelby County, Alabama; the other grantee, James A. Benton having died on or about NOV. 12, 1996.

All of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its

09/05/1996-29228
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC3 14.50

successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of August, 1996.

Jewell Benton (SEAL)
Jewell Benton
GRANTOR

JABCO, L.L.C.

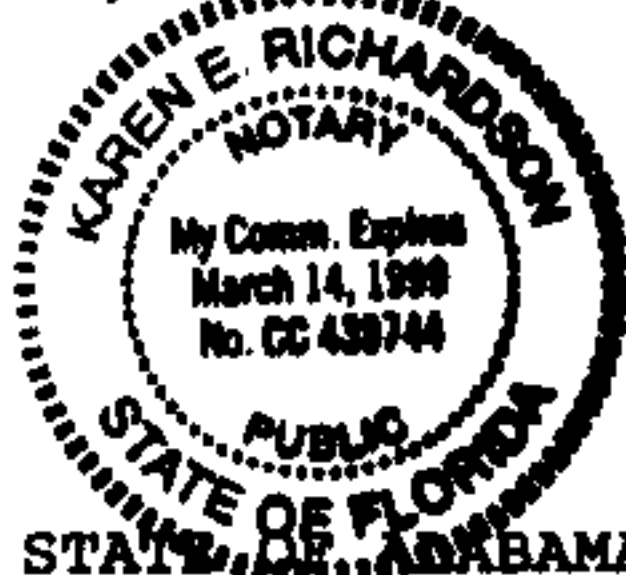
BY: Barbara B. Nevins (SEAL)
Barbara B. Nevins, Member

BY: James A. Benton, III (SEAL)
James A. Benton, III, Member
GRANTEE

THE STATE OF FLORIDA)
COUNTY OF Escambia)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jewell Benton, an unmarried woman, whose name 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August, 1996.

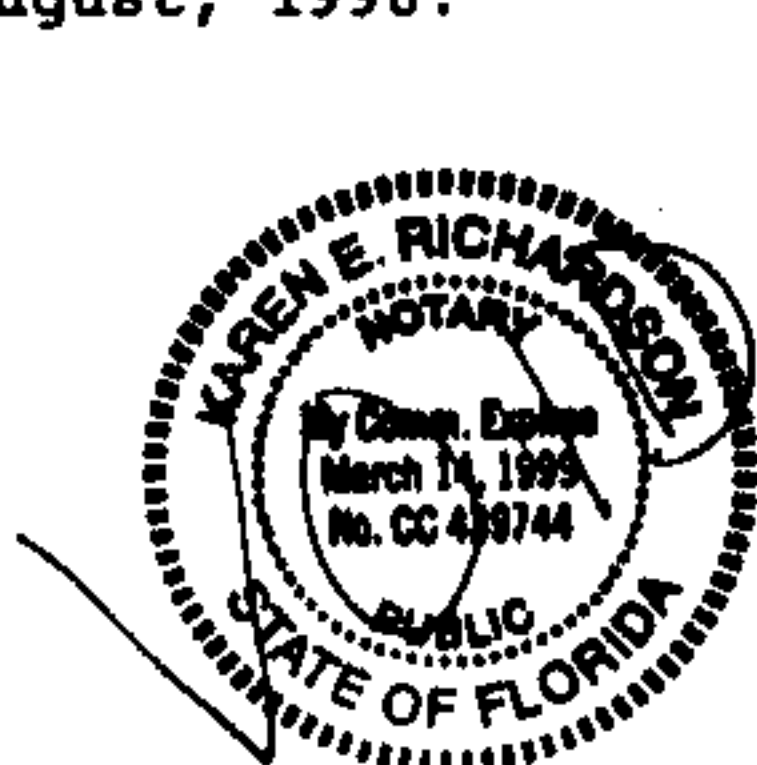


Karen E. Richardson
NOTARY PUBLIC
My commission expires: 3 14 99

THE STATE OF ~~FLORIDA~~ ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barbara B. Nevins and James A. Benton, III, whose names as Members of JABCO, L.L.C. are signed to the foregoing conveyance as GRANTEE, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 22nd day of August, 1996.



Karen E. Richardson
NOTARY PUBLIC
My commission expires: 3 14 99

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barbara B. Nevins and James A. Benton, III, whose names as Members of JABCO, L.L.C. are signed to the foregoing conveyance as GRANTEE, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 22nd day of August, 1996.



NOTARY PUBLIC

My commission expires ~~my~~ COMMISSION EXPIRES JUNE 23, 1997

EXHIBIT "A"

A parcel of land in the SE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of said Section 25; thence run South along the East section line 1680.48 feet; thence turn 87 deg. 44 min. 16 sec. right and run West 438.44 feet to a point on the Westerly right of way of McCain Parkway and the point of beginning; thence continue last course 236.13 feet to a point on the Easterly right of way of Interstate 65; thence turn 90 deg. 00 min. 00 sec. right and run Northerly along said right of way 287.14 feet; thence turn 77 deg. 06 min. 02 sec. right and run Northeasterly and leaving said right of way 154.41 feet to a point on the Westerly right of way of McCain Parkway; thence turn 106 deg. 41 min. 53 sec. right and run Southerly along said right of way 90.00 feet to a point on a counter clockwise curve having delta angle of 50 deg. 41 min. 54 sec. and a radius of 291.07 feet; thence run along the arc of said curve 257.55 feet to the point of beginning; being situated in Shelby County, Alabama.

PAGE 3 OF 3

Inst # 1996-29228

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