

THIS INSTRUMENT PREPARED BY:

Maurice L. Shevin  
Sirote & Permutt, P.C.  
2222 Arlington Avenue, South  
Birmingham, AL 35205

SEND TAX NOTICE TO:

Forest Parks, LLC  
c/o Weygand Surveyors  
169 Oxmoor Road  
Birmingham, AL 35209  
Attention: Kenneth B. Weygand

STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of the conveyance from Forest Parks, LLC to McNabb Realty Company, a general partnership, of a parcel of land to provide access to U.S. Highway 280 in Shelby County, Alabama, the receipt and sufficiency whereof are hereby acknowledged, the undersigned McNabb Realty Company ("Grantor") does by these presents, grant, bargain, sell and convey unto Forest Parks, LLC ("Grantee") the following-described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to the following:

1. 1996 ad valorem taxes, a lien due and payable October 1, 1996;
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

The within instrument is executed by SouthTrust Bank of Alabama, National Association, and Joseph S. Bluestein solely in their respective capacities as an agent or fiduciary under the powers and authority contained in the instrument conveying such authority, to which reference is made for a description of said powers and authority. It is understood that SouthTrust Bank of Alabama, National Association, and Joseph S. Bluestein, in their respective

Inst # 1996-31163

MLS421754.1JSM

09/20/1996-31163  
10:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
005. NCB 27.00

Inst # 1996-31163

corporate and individual capacities, are not parties hereto and shall not be liable hereunder on any account whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 18 day of September, 1996.

McNABB REALTY COMPANY, an Alabama  
general partnership

By: James M. McNabb Trust Estate "B"  
Nonexempt, general partner

By: Joseph S. Bluestein, Co-Trustee  
Joseph S. Bluestein, Co-Trustee

By: SouthTrust Bank of Alabama, N.A.,  
Co-Trustee

By: Joseph S. Bluestein, Jr.  
Its: SE VICE PRESIDENT

By: Gertrude K. McNabb  
Gertrude K. McNabb, general partner

By: Mary Jo Phillips  
Mary Jo Phillips, general partner

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph S. Bluestein, Co-Trustee of the James M. McNabb Trust Estate "B" Nonexempt, a general partner of McNabb Realty Company, an Alabama general partnership, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Subscribed and sworn to before me on this 18 day of September, 1996.

Maurice L. Sherrin  
Notary Public  
My Commission Expires: 4-4-98

AFFIX SEAL

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas C. Bell, the Senior Vice President of SouthTrust Bank, N.A., Co-Trustee of the James M. McNabb Trust Estate "B" Nonexempt, a general partner of McNabb Realty Company, an Alabama general partnership, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Subscribed and sworn to before me on this 18th day of September, 1996.

Jean M. Cole  
Notary Public  
My Commission Expires: My Commission Expires May 11, 1998

AFFIX SEAL

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gertrude K. McNabb, a general partner of McNabb Realty Company, an Alabama general partnership, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Subscribed and sworn to before me on this 18 day of September, 1996.

Maurice L. Sherrin  
Notary Public  
My Commission Expires: 4-4-98

AFFIX SEAL

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jo Phillips, a general partner of McNabb Realty Company, an Alabama general partnership, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Subscribed and sworn to before me on this 18 day of September, 1996.

Maurice L. Sherrin  
Notary Public  
My Commission Expires: 4-4-98

AFFIX SEAL

**EXHIBIT "A"**

A parcel of land situated in Northeast 1/4 of the Southeast 1/4 of Section 20, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Southerly direction along the East line of said Section 20 a distance of 211.87 feet to the Point of Beginning of the herein described parcel; thence continue along last described course in a Southerly direction along said East line a distance of 488.80 feet to a point on the Northeast right-of-way of U. S. Highway No. 280; thence turn an interior angle of  $51^{\circ} 25' 58''$  and run to the right in a Northwesterly direction along said Northeast right-of-way a distance of 19.85 feet; thence turn an interior angle of  $171^{\circ} 10' 25''$  and run to the right in a Northwesterly direction along said Northeast right-of-way a distance of 203.96 feet; thence turn an interior angle of  $168^{\circ} 41' 24''$  and run to the right in a northwesterly direction along said Northeast right-of-way a distance of 171.33 feet; thence turn an interior angle of  $89^{\circ} 59' 47''$  and run to the right in a Northeasterly direction a distance of 124.34 feet; thence run along the arc of a curve to the left having a central angle of  $17^{\circ} 51' 57''$  and a radius of 575.00 feet in a Northeasterly direction a distance of 179.29 feet to the point of beginning, containing 1.402 acres, more or less.

**Inst # 1996-31163**

**09/20/1996-31163  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MCD 27.00**