

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-31923

WARRANTY DEED

09/27/1996-31923
09:40 AM CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY JUDGE OF PROBATE

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND & NO/100----
(\$155,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Kenneth M.
Nason and wife, Inez R. Nason (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Birmingham Recon Center, Inc. (herein
referred to as grantee, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$130,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 200 Lake Shore Drive, Birmingham, Alabama 35209

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 stated 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of
September, 1996.

Kenneth M. Nason (SEAL)
Kenneth M. Nason

Inez R. Nason (SEAL)
Inez R. Nason

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Kenneth M. Nason and wife, Inez R. Nason whose names are signed to
the foregoing conveyance, 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 on the day the same bears date.

Given under my hand and official seal this 26th day of September A.D., 1996

Notary Public

COURTNEY MASON
MY COMMISSION EXPIRES
3/5/99

EXHIBIT "A"

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NE corner of said 1/4 1/4 Section, thence in a Southerly direction, along the East line of said 1/4 1/4 Section, a distance of 469.3 feet to a point on the Northwest right of way line of U. S. Highway 31; thence 27 deg. 24 min. 00 sec. right, in a Southwesterly direction along said right of way line, a distance of 514.0 feet to the point of beginning; thence continue along last described course along said right of way line, a distance of 125.0 feet; thence 90 deg. right, in a Northwesterly direction a distance of 210.66 feet; thence 103 deg. 46 min. 57 sec. right, in a Northeasterly direction, a distance of 128.71 feet; thence 76 deg. 13 min. 03 sec. right, in a Southeasterly direction a distance of 180.00 feet to the point of beginning; being situated in Shelby County, Alabama.

GRN

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002 SNA 36.00