

SEND TAX NOTICES TO:
ADVANCED LEASING,
an Alabama General Partnership
112 Trade Center Drive,
Pelham, Alabama, 35244

Inst # 1996-42633

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **L. Brian Ray** a **☹** **☹** married person and **Kay P. Ray** a **☹** **☹** married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **ADVANCED LEASING**, an Alabama General Partnership composed of Jesse H. Stewart and James D. Stevens (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

AND THE GRANTOR does for themselves and theirs heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all

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persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 27 day of December, 1996.



L. Brian Ray L.S.

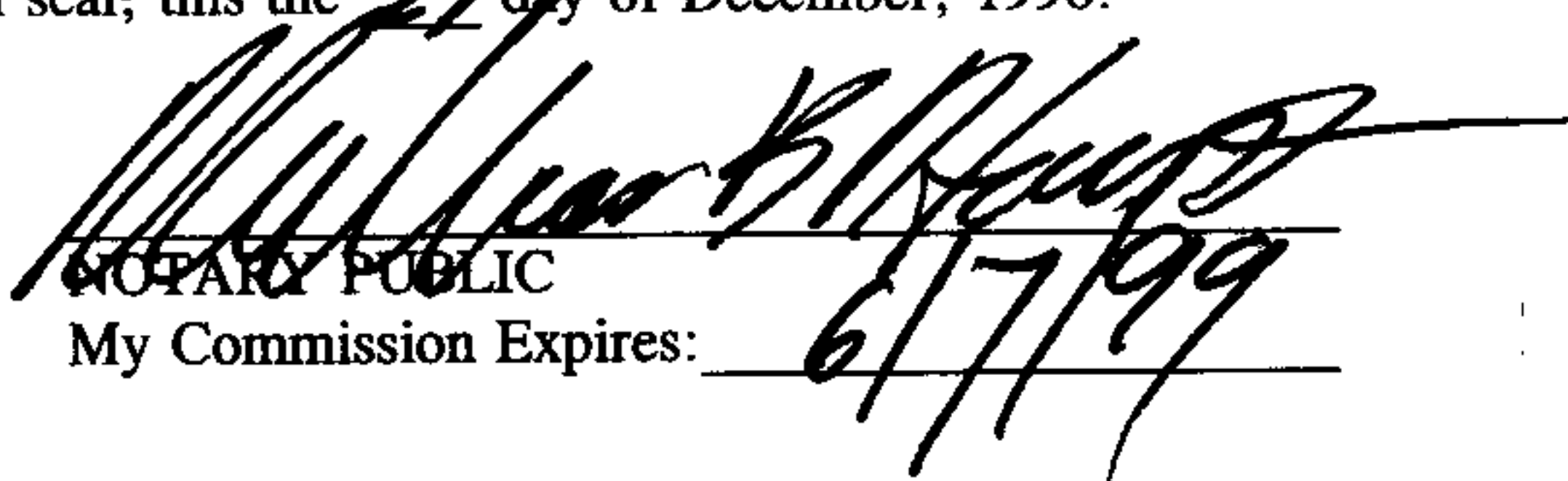


Kay P. Ray L.S.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. Brian Ray and Kay P. Ray, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal; this the 27 day of December, 1996.



NOTARY PUBLIC
My Commission Expires: 6/7/99

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"

TO

**WARRANTY DEED
AFFIDAVIT AND INDEMNITY
NON-FOREIGN AFFIDAVIT**

Grantor: L. Brian Ray and Kay P. Ray

Grantee: **ADVANCED LEASING**, an Alabama General Partnership composed of Jesse H. Stewart and James D. Stevens

Lot 13, according to the Survey of Riverchase Trade Center as recorded in Map Book 12, Page 24 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) 1997 taxes a lien but not yet payable; ii) mineral and mining rights not owned by Grantor; iii) restrictions appearing of record in Map Book 12, page 24; iv) easements shown on recorded map; v) building line restrictions shown on recorded map; vi) right of way granted Alabama Power Company recorded in Deed Book 101, page 500, Deed Book 101, page 569, Deed Book 111, page 153, Deed Book 129, page 38, Deed Book 164, page 177, Deed Book 167, page 117, Deed Book 194, page 58, Deed Book 228, page 197, Deed Book 240, page 429, Deed Book 251, page 514, and Real Volume 28, page 759; vii) easement and right-of-way granted Shelby County recorded in Deed Book 102, page 441; and viii) covenants, conditions, restrictions, limitations and easements set forth in instrument recorded in Real Volume 192, page 886.

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