

The entire purchase price is being secured by a purchase money mortgage being recorded simultaneously herewith. The property conveyed does not constitute the homestead of Grantor.

This instrument prepared by:

J. Michael Cooper
Fitzpatrick, Cooper & Clark
Farley Building, Suite 600
1929 Third Avenue North
Birmingham, Alabama 35203

Send Tax Notices to:

Royal Construction & Development Co., Inc.
1855 Data Drive, Suite 100
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

*Partial amount of Warranty
Deed paid from proceeds
of Mortgage Deed filed
simultaneously.*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWENTY-EIGHT THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$28,700.00) to the undersigned grantor, Brookline Ltd., a Tennessee Limited Partnership (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto Royal Construction & Development Co., Inc., an Alabama corporation (hereinafter the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

And the GRANTOR does, for itself (himself), its (his) heirs, executors, administrators, successors and assigns, covenant with the GRANTEE, its (his) heirs, executors, administrators, successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its (his) heirs, executors, administrators, successors and assigns shall warrant and defend the same to the GRANTEE, its (his) heirs, executors, administrators, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Brookline Ltd., a Tennessee Limited Partnership, GRANTOR,

01/02/1997-00090
12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 37.00

has caused its duly authorized offices to hereunto set their signatures as the act of such GRANTOR,
this the 23rd day of December, 1996.

Brookline Ltd

By:
Its:

[Signature]
[Signature]

ATTEST:

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that
Berry N. Shirley, whose name as President of Brookline Ltd., a
Tennessee Limited Partnership, 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, he, as
such officer and with full authority, executed the same as and for the act of said corporation.

Given under my hand and seal this the 23rd day of December, 1996.

[Signature]

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 6, 1998.
BONDED \$2000 NOTARY PUBLIC UNDERWRITTEN.

My Commission Expires: _____

EXHIBIT A

Part of the E 1/2 of the SE 1/4 of Section 21, and the W 1/2 of the SW 1/4 of Section 22, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SE corner of Section 21 and looking in an Easterly direction along the South line of Section 22, turn an angle to the left of 134 degrees, 40 minutes, 46 seconds and run in a Northwesternly direction for a distance of 502.68 feet to an existing iron rebar; thence turn an angle to the left of 42 degrees, 41 minutes, 38 seconds and run in a Westerly direction for a distance of 301.43 feet; thence turn an angle to the right of 87 degrees, 10 minutes, 51 seconds and run in a Northerly direction for a distance of 746.96 feet to an existing iron rebar set by Laurence D. Weygand; thence continue in a Northerly direction along last mentioned course for a distance of 1185.06 feet to an existing iron rebar and being on the South right of way line of Brookline Parkway and being on a curve, said curve being concave in a Southwesterly direction and having a central angle of 49 degrees, 38 minutes, 36 seconds and a radius of 377.37 feet; thence turn an angle to the right of (90 degrees, 06 minutes, 02 seconds to the tangent of said curve) and run in an Easterly and Southeasterly direction along the arc of said curve for a distance of 326.97 feet to a point of continuous curve; said new curve being concave in a Southwesterly direction and having a central angle of 34 degrees, 43 minutes, 48 seconds and a radius of 214.71 feet; thence turn an angle to the right (1 degree, 15 minutes, 43 seconds from the tangent of the first curve to the tangent of the second curve) and run in a Southeasterly direction along the arc of said curve for a distance of 130.15 feet to an existing iron rebar; thence turn an angle to the right of 0 degrees, 58 minutes, 01 second and run in a Southerly direction for a distance of 291.75 feet to an existing iron rebar; thence turn an angle to the left of 95 degrees, 57 minutes, 29 seconds and run in a Northeasterly direction for a distance of 270.35 feet to an existing

SEE ATTACHED CONTINUATION OF SCHEDULE A - PARAGRAPH 4, Legal.

iron rebar being the point of beginning; thence turn an angle to the right of 96 degrees, 02 minutes, 15 seconds and run in a Southeasterly direction for a distance of 22.62 feet; thence turn an angle to the left of 100 degrees and run in a Northeasterly direction for a distance of 142.0 feet; thence turn an angle to the right of 79 degrees, 0 minutes and run in a Southeasterly direction for a distance of 157.0 feet; thence turn an angle to the left of 68 degrees, 30 minutes and run in a Northeasterly direction for a distance of 145.0 feet; thence turn an angle to the right of 55 degrees, 30 minutes and run in a Southeasterly direction for a distance of 126.0 feet; thence turn an angle to the right of 23 degrees, 0 minutes and run in a Southeasterly direction for a distance of 28.48 feet; thence turn an angle to the left of 133 degrees, 37 minutes, 34 seconds and run in a Northeasterly direction for a distance of 295.71 feet; thence turn an angle to the left of 79 degrees, 41 minutes, 47 seconds and run in a Northwesterly direction for a distance of 82.95 feet to an existing iron rebar; thence turn an angle to the left of 34 degrees, 45 minutes, 08 seconds and run in a Northwesterly direction for a distance of 53.13 feet; thence turn an angle to the left of 21 degrees, 48 minutes, 51 seconds and run in a Southwesterly direction for a distance of 483.26 feet, more or less, to the point of beginning.

Minerals and mining rights excepted.

Inst # 1997-00090

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