

22.00

Inst # 1997-00091

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:

Send Tax Notices to:

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

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

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

*Full 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 EIGHT HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS (\$892,000.00) to the undersigned grantor, Powhatan Properties, L.L.C., an Alabama Limited Liability Company (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.


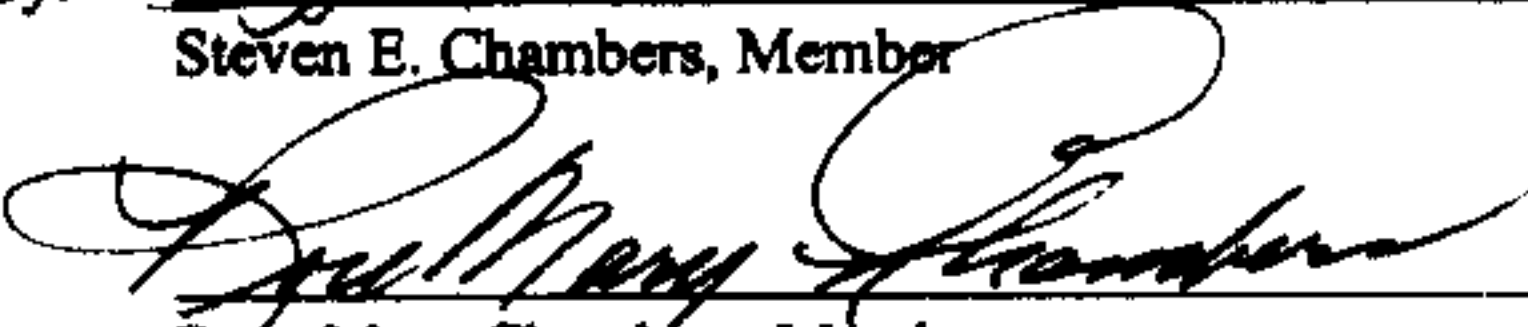

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

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, Powhatan Properties, L.L.C. an Alabama Limited Liability

01/02/1997-00091
12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MCD 22.00

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

By: 
Steven E. Chambers, Member

Rose Mary Chambers, Member

Joe Harrell, Member

ATTEST:

As Its _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Steven E. Chambers, Rose Mary Chambers and Joe Harrell, whose names as Members of Powhatan Properties, L.L.C., an Alabama Limited Liability Company, 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, as such officers 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


NOTARY PUBLIC

My Commission Expires: 3-17-99

EXHIBIT A

PARCEL 1:

Commence at the Southwest corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence deflect 134 degrees 40 minutes 46 seconds to the left from the South line of said Section 22 and run in a Northwesterly direction a distance of 502.68 feet to the point of beginning of the herein described parcel; thence deflect 42 degrees 41 minutes 38 seconds to the left and run in a Northwesterly direction a distance of 301.21 feet to a point; thence turn an interior angle of 92 degrees 40 minutes 54 seconds and run to the right in a Northerly direction a distance of 1932.02 feet to a point on a curve to the right, said point being on the Southerly right-of-way of Brookline Parkway; thence turn an interior angle of 88 degrees 43 minutes 57 seconds to the tangent of said curve having a central angle of 48 degrees 33 minutes 50 seconds and a radius of 377.37 feet and run to the right in a Southeasterly direction along the Southerly and Southwesterly right-of-way of Brookline Parkway a distance of 319.86 feet to a point of compound curvature; thence continue in a Southeasterly to Southerly direction along the Southwesterly and Westerly right-of-way of Brookline Parkway and along the arc of a curve to the right having a central angle of 34 degrees 43 minutes 48 seconds and a radius of 214.71 feet a distance of 130.15 feet to the PT of said curve; thence continue in a Southerly direction along the Westerly right-of-way of Brookline Parkway and along the projection of the tangent to the last described curve a distance of 291.34 feet to a point; thence turn an interior angle of 275 degrees 57 minutes 29 seconds and run to the left in a Northeasterly direction a distance of 270.35 feet to a point; thence turn an interior angle of 83 degrees 57 minutes 45 seconds and run to the right in a Southerly direction a distance of 682.62 feet to a point; thence turn an interior angle of 212 degrees 13 minutes 57 seconds and run to the left in a Southeasterly direction a distance of 114.44 feet to a point; thence turn an interior angle of 112 degrees 23 minutes 00 seconds and run to the right in a Southwesterly direction a distance of 793.68 feet to the point of beginning.

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

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence continue East along said 1/4 line 575.73 feet; thence a delta angle of 69 degrees 14 minutes 00 seconds left, 264.60 feet; thence delta angle of 2 degrees 25 minutes 30 seconds right, 179.95 feet; thence a delta angle of 11 degrees 35 minutes left, 154.12 feet; thence a delta angle of 8 degrees 34 minutes left, 89.52 feet; thence continue along said line 125.00 feet; thence a delta angle of 3 degrees 03 minutes right, 338.29 feet; thence a delta angle of 10 degrees 22 minutes 30 seconds left, 270.35 feet; thence a delta angle of 9 degrees 21 minutes 30 seconds right, 18.00 feet to the point of beginning; thence continue along said line 293.86 feet; thence a delta angle of 0 degrees 21 minutes right, 63.68 feet; thence a delta angle of 63 degrees 00 minutes left, 223.00 feet; thence a delta angle of 90 degrees 00 minutes left, 400.00 feet; thence an angle to the left of 45 degrees 30 minutes, 43.00 feet; thence a delta angle of 23 degrees 00 minutes left, 126.00 feet; thence a delta angle of 55 degrees 30 minutes left, 145.00 feet; thence a delta angle of 68 degrees 30 minutes right, 157.00 feet; thence a delta angle of 79 degrees 00 minutes left, 142.00 feet; thence a delta angle of 80 degrees 00 minutes left 660.00 feet; thence an angle to the right of 85 degrees 00 minutes, 105.00 feet; thence a delta angle of 43 degrees 00 minutes right, 65.00 feet; thence a delta angle of 85 degrees 00 minutes left, 210.00 feet; thence an angle to the left of 54 degrees 30 minutes, 150.00 feet; thence a delta angle of 68 degrees 00 minutes left, 55.00 feet; thence a delta angle of 9 degrees 30 minutes left, 110.00 feet; thence a delta angle of 54 degrees 00 minutes left, 168.00 feet; thence a delta angle of 40 degrees 00 minutes right, 215.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SEE ATTACHED CONTINUATION OF SCHEDULE A - PARAGRAPH 4, Legal

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence continue East along said 1/4 line 575.73 feet; thence a delta angle of 69 degrees 14 minutes 00 seconds left, 264.60 feet; thence a delta angle of 2 degrees 25 minutes 30 seconds right, 179.95 feet; thence a delta angle of 11 degrees 35 minutes left, 154.12 feet; thence a delta angle of 8 degrees 34 minutes left, 89.52 feet; thence continue along said line 125.00 feet; thence a delta angle of 3 degrees 03 minutes right, 98.29 feet to the point of beginning; thence continue along said line 240.00 feet; thence a delta angle of 10 degrees 22 minutes 30 seconds left, 270.35 feet; thence a delta angle of 9 degrees 21 minutes 30 seconds right, 18.00 feet; thence an angle to the right of 64 degrees 00 minutes, 215.00 feet; thence a delta angle of 40 degrees 00 minutes, left, 168.00 feet; thence a delta angle of 54 degrees 00 minutes right, 110.00 feet; thence a delta angle of 9 degrees 30 minutes right, 55.00 feet; thence a delta angle of 68 degrees 00 minutes right, 150.00 feet; thence an angle to the right of 54 degrees 30 minutes, 210.00 feet; thence a delta angle of 85 degrees 00 minutes right, 65.00 feet; thence a delta angle of 43 degrees 00 minutes left, 105.00 feet; thence a delta angle of 85 degrees 00 minutes left, 95.00 feet; thence a delta angle of 31 degrees 00 minutes left, 110 feet; thence an angle to the left of 114 degrees 30 minutes, 270.00 feet along a 60 foot right of way for Plantation Pipeline Company; thence an angle to the right of 90 degrees 00 minutes, 60.00 feet to the P.C. of a curve to the right with a delta angle of 31 degrees 00 minutes and a radius of 478.97 feet; thence an angle to the right from the chord of said curve of 93 degrees 30 minutes, 100.00 feet; thence an angle to the left of 140 degrees 30 minutes, 168.00 feet; thence a delta angle of 130 degrees 00 minutes left, 140.00 feet; thence a delta angle 56 degrees 30 minutes right, 55.00 feet; thence an angle to the left of 164 degrees 00 minutes, 130.00 feet; thence a delta angle of 60 degrees 00 minutes right, 176.00 feet; thence an angle to the left of 145 degrees 00 minutes, 65.00 feet; thence a delta angle of 80 degrees 00 minutes left, 84.00 feet; thence a delta angle of 80 degrees 00 minutes right, 128.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SEE ATTACHED CONTINUATION OF SCHEDULE A - PARAGRAPH 4, Legal

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence continue East along said quarter line 575.73 feet; thence a delta angle of 69 degrees 14 minutes 00 seconds left, 264.60 feet; thence a delta angle of 2 degrees 25 minutes 30 seconds right, 179.95 feet; thence a delta angle of 11 degrees 35 minutes left, 154.12 feet; thence a delta angle of 8 degrees 34 minutes left, 89.52 feet to the point of beginning; thence continue along said line 125.00 feet; thence a delta angle of 3 degrees 03 minutes right, 98.29 feet; thence a delta angle of 63 degrees 00 minutes left, 128.00 feet; thence a delta angle of 80 degrees 00 minutes left, 84.00 feet; thence a delta angle of 80 degrees 00 minutes right, 65.00 feet; thence an angle to the right of 145 degrees 00 minutes 176.00 feet; thence a delta angle of 60 degrees 00 minutes left, 130.00 feet; thence an angle to the right of 164 degrees 00 minutes, 55.00 feet; thence a delta angle of 56 degrees 30 minutes left, 140.00 feet; thence an angle to the right of 130 degrees 00 minutes, 380.00 feet to the point of beginning; being situated in Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

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