

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
David Craig Gall
5 PINE RIDGE LANE
BIRMINGHAM, AL 35213

STATE OF ALABAMA

COUNTY OF SHELBY

Inst # 1997-06846
03/05/1997-06846
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
WARRANTY DEED 13.90

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eight Hundred Thousand and No/100 Dollars (\$800,000.00), and other good and valuable consideration, paid to the undersigned grantor, 280 Partners, an Alabama General Partnership ("Grantor"), by David Craig Gall ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights and rights incident thereto recorded in Volume 249, at Page 355, in the Probate Office of Shelby County, Alabama; (3) Easement to Southern Natural Gas, recorded in Volume 91, at Page 231, in the Probate Office of Shelby County; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 55, at Page 454 in the Probate Office of Shelby County, Alabama; (5) Right of Way to Colonial Pipeline, recorded in Volume 223, at Page 431, in the Probate Office of Shelby County, Alabama; (6) Right of Way to Plantation Pipeline, recorded in Volume 113, at Page 59 and Volume 268, at Page 211, in the Probate Office of Shelby County, Alabama; (7) Right of way to Shelby County, recorded in Volume 271, at Page 726, in the Probate Office of Shelby County, Alabama; (8) Sewer easement as recorded in Volume 115, at Page 891; Volume 115, at Page 886, Volume 115, at Page 895, and Volume 301, at Page 209, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantor does for itself, its heirs and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

24th day of February, 1997.

WITNESS:

280 PARTNERS, an Alabama General Partnership

By:

Martha Jean Oelschlaeger
Martha Jean Oelschlaeger
As its Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha Jean Oelschlaeger, whose name as Partner of 280 Partners, an Alabama General Partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, she, in her capacity as such Partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 1997.

James S. Bartlett
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: June 31, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My commission expires: _____

[NOTARIAL SEAL]

Exhibit "A"

A parcel of land located in Section 22, 23, 26 and 27, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SW corner of Lot 15, Block 4 of Dearing Downs Second Addition, as recorded in Map Book 9, page 33 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a northwesterly direction along the westerly line of said Lot 15, a distance of 239.84 feet to a point on a curve having a radius of 116.68 feet; thence $133^{\circ}24'48''$ left to tangent of said curve, in a southwesterly direction along said curve to the right, a distance of 63.35 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve a distance of 16.06 feet to the beginning of a curve to the right, having a radius of 332.13 feet; thence in a southwesterly direction along said curve, a distance of 163.65 feet to end of said curve; thence 90 degrees left, in a southeasterly direction a distance of 11.00 feet; thence 90 degrees right, in a southwesterly direction a distance of 15.44 feet to the beginning of a curve to the left, having a radius of 25.00 feet; thence in a southwesterly direction along said curve, a distance of 38.83 feet to end of said curve; said point also being on the easterly right of way line of Shelby County Highway No. 95, said point also being on a curve, having a radius of 2845.83 feet; thence in a southeasterly direction along said curve to the right, and along said right of way line a distance of 231.61 feet to end of said curve said point also being the beginning of a curve to the left, having a radius of 25.00 feet; thence in a southeasterly direction and along said curve to the left, a distance of 38.84 feet to end of said curve, said point also being on the northerly right of way line of Townhouse Road; thence in a easterly direction along a line tangent to said curve and along said right of way line a distance of 33.64 feet to the beginning of a curve to the left, having a radius of 161.66 feet; thence in a northeasterly direction along said curve to the left and along said right of way line a distance of 159.02 feet to end of said curve; thence continue in a northeasterly direction along a line tangent to said curve and along said right of way line a distance of 64.77 feet to the beginning of a curve to the right having a radius of 151.28 feet; thence in a northeasterly direction along said curve to the right and along said right of way line, a distance of 113.09 feet to the point of beginning; being situated in Shelby County, Alabama.

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