

This instrument prepared (without examination of title) by:

Susan D. Dominick
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Rev. Martin M. Muller, Trustee
1728 Oxmoor Road
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned MARTIN M. MULLER, ("Grantor"), in hand paid by MARTIN M. MULLER as TRUSTEE of the REV. MARTIN M. MULLER CHARITABLE REMAINDER TRUST, DATED MARCH 26, 1997 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southeast quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 29 Township 19 South, Range 1 East; thence run north along the west Boundary line of said Quarter - Quarter section for 831.88 feet to the point of beginning; thence continue along last said course for a distance of 370.88 feet to the South Right of Way Line of the CSX Railroad; thence turn an angle of 83 degrees 53 minutes 41 seconds to the right and run easterly along said railroad right of way line for a distance of 787.22 feet; thence turn an angle of 94 degrees 17 minutes 05 seconds to the right and run a distance of 149.98 feet; thence turn an angle of 94 degrees 20 minutes 21 seconds to the left and run a distance of 131.84 feet; thence turn an angle of 79 degrees 29 minutes 50 seconds to the right and run a distance of 132.24 feet; thence turn an angle of 97 degrees 57 minutes 47 seconds to the left and run a distance of 147.07 feet to the West Right of Way Line of Shelby County Road No. 51 and the point of curvature of a tangent curve, concave to the East, having a radius of 1455.06 feet, a central angle of 8 degrees 32 minutes 41 seconds, and a chord of 216.80 feet bearing South 17 degrees 18 minutes 28 seconds East; thence South along said curve a distance of 217.00 feet; thence South 20 degrees 12 minutes 54 seconds East along said road right of way line for a distance of 87.00 feet; thence turn an angle of 112 degrees 31 minutes 28 seconds to the right for a distance of 1188.62 feet to the Point of Beginning. Containing 10.0 acres more or less.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, his successors and assigns, that he is lawfully seized in fee simple of said

Inst # 1997-10514
04/04/1997-10514
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002 NCJ 12.00

Inst # 1997-10514

premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set his signature and seal this
4-4-97 day of April, 1997.

Martin M. Muller
MARTIN M. MULLER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller, whose name 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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of April, 1997.

Harriet D. Bischoff
Notary Public

[SEAL]

My commission expires:

MY COMMISSION EXPIRES DECEMBER 13, 1997

Inst # 1997-10514

04/04/1997-10514
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