

This instrument was prepared by:  
(Name) Lamar Ham  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Pelham Parkway Investors, L.L.C.  
name  
2090 Columbiana Road  
address  
Birmingham, AL 35216

WARRANTY DEED-

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

*[Signature]*

That in consideration of Ten and 00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Dwight A. Sandlin, a married man and Joseph G. Dobbs, Jr., a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Pelham Parkway Investors, L.L.C.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description

Subject to:

Taxes for the year 1997 not due and payable until October 1, 1997.

This property is not the homestead of the Grantors herein or their wives.

The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

Inst # 1997-19696

06/24/1997-19696  
10:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HEL 12.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 15 day of May, 19 97

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*[Signature]* (Seal)  
Dwight A. Sandlin  
*[Signature]* (Seal)  
Joseph G. Dobbs, Jr.,  
*[Signature]* (Seal)

STATE OF ALABAMA  
\_\_\_\_\_  
COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Dwight A. Sandlin, a married man, and Joseph G. Dobbs, Jr., a married man whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 15th day of May, A.D., 19 97

*[Signature]*  
9/24/98  
Notary Public

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EXHIBIT "A"

Commence at the southwest corner of the northwest quarter of Section 31, Township 19 South, Range 2 West; thence run in a northerly direction along the west line of said quarter section line for a distance of 10.46 feet to the point of beginning; thence continue along last described course for a distance of 636.02 feet; thence turn a deflection angle to the right of  $53^{\circ} 54' 01''$  and run in a northeasterly direction for a distance of 428.24 feet to a point on the southwesterly right of way line of U. S. Highway 31; thence turn a deflection angle to the right of  $90^{\circ} 00' 00''$  and run in a southeasterly direction said right of way line for a distance of 40.00 feet; thence turn a deflection angle to the right of  $90^{\circ} 00' 00''$  and run in a southwesterly direction for a distance of 202.21 feet; thence turn a deflection angle to the left of  $90^{\circ} 00' 00''$  and run in a southeasterly direction for a distance of 314.65 feet; thence turn deflection angle to the right of  $85^{\circ} 39'$  and run in a southwesterly direction for a distance of 200.00 feet; thence turn a deflection angle to the left of  $85^{\circ} 39'$  and run in a southeasterly direction for a distance of 233.30 feet; thence turn a deflection angle to the right of  $94^{\circ} 21' 09''$  and run in a northeasterly direction for a distance of 199.90 feet; thence turn a deflection angle to the right of  $94^{\circ} 21' 09''$  and run in a southeasterly direction for a distance of 306.00 feet; thence turn a deflection angle to the right of  $85^{\circ} 39'$  and run in a southwesterly direction for a distance of 130.50 feet; thence turn a deflection angle to the right of  $44^{\circ} 00' 00''$  and run in westerly direction along the south line of Eckmann Subdivision for a distance of 611.12 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE  
DOE MEL 12.00