

Send Tax Notice To:
Southmark Properties, L.L.C.
100 Centerview Drive
Suite 120
Birmingham, Alabama 35216

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive, Suite 180
Birmingham, Alabama 35209 377.100

Inst # 1997-20338

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, ANTHONY J. BRUNO, a married man ("Grantor") does hereby grant, bargain, sell and convey unto SOUTHMARK PROPERTIES, L.L.C., an Alabama limited liability company ("Grantee"), its successors and assigns, the real estate described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances arising by, through or under Grantor, unless otherwise noted on Exhibit A; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons arising by, through, or under Grantor.

The aforesaid property does not constitute the homestead of Grantor or his spouse.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 23rd day of June, 1997.

"GRANTOR:"

 [SEAL]
ANTHONY J. BRUNO

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY J. BRUNO, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 1997.

[SEAL]


Notary Public

My Commission expires: 8-14-99

06/30/1997-20338
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 300.50

EXHIBIT A

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 21; thence run West along the Quarter line 596.95 feet; thence left 90 deg. 00 min., 360.00 feet to the Point of Beginning on the South line of Brookline Parkway; thence continue Southerly along the same course 865.23 feet; thence right 90 deg. 23 min. 43 sec., 689.95 feet to a point on a curve along the Easterly right of way of Shelby County Highway No. 17; thence right 95 deg. 36 min. 53 sec. to the chord of said curve having a radius of 1178.28 feet and a central angle of 17 deg. 28 min. 51 sec.; thence run Northerly along the curve concave Westerly, a distance of 359.49 feet; thence left from the chord of said curve 8 deg. 44 min. 24 sec. Northerly, 538.01 feet to the South line of Brookline Parkway; thence right 93 deg. 34 min. 42 sec., 685.98 feet to the Point of Beginning.

This conveyance is made subject to the following:

1. All recorded or unrecorded mortgages, easements, liens, rights-of-way, restrictions, covenants, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, and other matters which would be disclosed by a true and accurate survey of the property conveyed herein.

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