

Send tax notice to:  
Birmingham Realty Company  
2118 First Avenue North  
Birmingham, Alabama 35203

This instrument prepared by:  
John E. Hagefstration, Jr.  
Bradley Arant Rose & White LLP  
420 North 20th Street, Suite 2000  
Birmingham, Alabama 35203-3208

Inst # 1997-20433

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and No/100 Dollars (\$450,000.00) in hand paid to Stanley L. Chesser, a single man and Cynthia D. Chesser, a single woman ("Grantors"), by Birmingham Realty Company, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE¼ of SW¼ and a part of the SE¼ of the SW¼ of Section 27, Township 19 South, Range 1 West, more particularly described as follows: Begin at the intersection of the South right of way line of the new 4 lane Florida Short Route Highway and the West line of the Old Harpersville dirt road in the NE¼ of SW¼ of Section 27, Township 19 South, Range 1 West and run in a Westerly direction along the South right of way line of the new 4 lane Florida Short Route Highway to its intersection with the West line of the NE¼ of SW¼ of said Section 27, which is known as East line of Nivens property; thence run in a Southerly direction along the West line of the E½ of SW¼ of said Section 27, to its intersection with the Westerly line of said Old Harpersville dirt road; thence in a Northeasterly direction along the Westerly line of said Old Harpersville dirt road to the point of beginning; being situated in Shelby County, Alabama.

A portion of the above described property is also known as Lot 2, according to plat of Chesser Survey, a commercial subdivision, as recorded in Map Book 10, Page 1 in the Probate Office of Shelby County, Alabama.

*Cahaba Title*

07/01/1997-20433  
08:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
463.50

LESS AND EXCEPT, Lot 1, according to plat of Chesser Survey, a commercial subdivision, as recorded in Map Book 10, Page 1 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

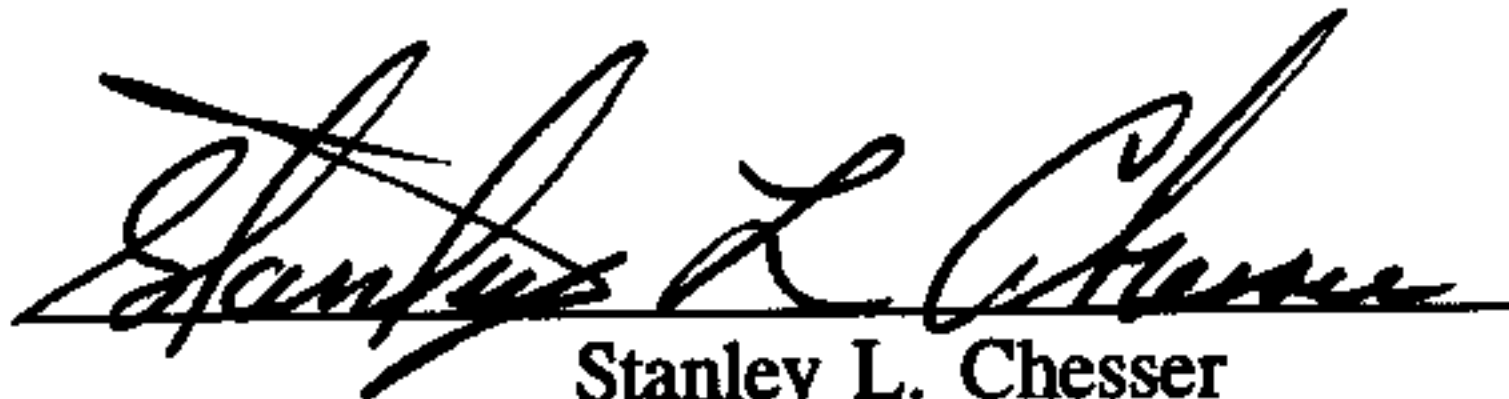
TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1997 and subsequent years.
2. Transmission Line Permits(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 218, page 641; Deed Book 220, page 335; Deed Book 102, page 138 and Deed Book 104, page 525 in Probate Office.
3. Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 320, page 931 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13, page 180 in Probate Office.

Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

Grantors hereby certify that the above described property does not constitute their homestead (as defined by Section 6-10-2 of the Code of Alabama (1975)).

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 30<sup>th</sup> day of June, 1997.

 [Seal]  
Stanley L. Chesser

 [Seal]  
Cynthia Chesser

STATE OF ALABAMA

)

JEFFERSON COUNTY

:

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Stanley L. Chesser and Cynthia D. Chesser, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of June, 1997. .



Notary Public

[NOTARIAL SEAL]

My commission expires 9-19-98

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