

1,535,500

This instrument was prepared by:

Meade Whitaker, Jr.
2500 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice To:

A.B. Real Estate, Inc.
Suite 303
1900 International Park Drive
Birmingham, Alabama 35243

Inst # 1997-20556

STATE OF ALABAMA)
:
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **VIRGINIA PROCTOR BIGLER, HUGH PATTERSON BIGLER, JR. and VIRGINIA KENT BIGLER JONES**, as Trustees under the Last Will and Testament of Hugh P. Bigler, deceased, recorded in Judicial Record 559 at page 876 in the office of the Judge of Probate of Jefferson County, Alabama, Probate Case No. 93369, and recorded as Instrument No. 1995-16539 in the office of the Judge of Probate of Shelby County, Alabama (herein called the "Trustee Grantors"), and **VIRGINIA PROCTOR BIGLER**, an unmarried woman, in her individual capacity (herein called the "Individual Grantor"), for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration, in hand paid to the Grantors by **A.B. REAL ESTATE, INC.** (herein called the "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, do hereby grant, bargain, sell and convey to the Grantee the land described on Exhibit A attached hereto and incorporated herein, situated in Shelby County, Alabama, subject, however, to the following:

(a) the lien for ad valorem taxes for the tax year beginning October 1, 1996;

(b) restrictions appearing in Map Book 8, Page 106, in the Probate Office of Shelby County, Alabama;

(c) easement and right-of-way granted Shelby County recorded Volume 135, page 126, in said Probate Office;

(d) the reservation of title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded Volume 149, Page 1, in said Probate Office; and

07/02/1997-20556
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Lawyers Title

(e) right-of-way granted Alabama Power Company recorded Volume 109, Page 502, in said Probate Office.

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns in fee simple forever.

The Trustee Grantors do hereby covenant with the Grantee that they are lawfully seized in fee simple of said land as such trustees, and the Individual Grantor does hereby covenant with the Grantee that she is lawfully seized in fee simple of said land in her individual capacity. The Trustee Grantors and the Individual Grantor further covenant with the Grantee that said land is free from all encumbrances except as aforesaid; that they have a good right to sell and convey said land to the Grantee and that they will warrant and defend said land unto the Grantee and its successors and assigns, forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

This instrument is executed by the Trustee Grantors in their capacities as such trustees, and neither this instrument nor anything herein contained shall be construed as creating any obligation or liability on the part of any of the Trustee Grantors in their individual capacities, except for the Individual Grantor in her individual capacity. The Trustee Grantors expressly limit their individual liability hereunder as such trustees to the assets they receive and hold in their capacities as such trustees.

IN WITNESS WHEREOF, the Trustee Grantors have hereunto set their hands and seals in their capacities as such trustees, and the Individual Grantor has hereunto set her hand and seal in her individual capacity, and said grantors have caused this instrument to be dated the 5th day of June, 1997.

Virginia Proctor Bigler (SEAL)
Virginia Proctor Bigler

Hugh Patterson Bigler Jr. (SEAL)
Hugh Patterson Bigler, Jr.

Virginia Kent Bigler Jones (SEAL)
Virginia Kent Bigler Jones

As Trustees under the Last Will and Testament of
Hugh P. Bigler

Virginia Proctor Bigler (SEAL)
Virginia Proctor Bigler
Individually

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that VIRGINIA PROCTOR BIGLER, whose name in her capacity as a Trustee under the Last Will and Testament of Hugh P. Bigler, deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, in her capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this 12th day of June, 1997.

Maude Wintuberg
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3/26/99

STATE OF ALABAMA)
:
MADISON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that HUGH PATTERSON BIGLER, JR., whose name in his capacity as a Trustee under the Last Will and Testament of Hugh P. Bigler, deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, in his capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this 9th day of June, 1997.

Cheryl L. Smith
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 10-22-2000

STATE OF FLORIDA)

Duval COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that VIRGINIA KENT BIGLER JONES, whose name in her capacity as a Trustee under the Last Will and Testament of Hugh P. Bigler, deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, in her capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this 5th day of June, 1997.



Shirley J. Witherington
Notary Public

My Commission Expires: 3/24/99

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that VIRGINIA PROCTOR BIGLER, whose name in her individual capacity is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this 12th day of June, 1997.

[NOTARIAL SEAL]

Meade Witherington Jr.
Notary Public

My Commission Expires: 3/26/99

EXHIBIT A

PARCEL 1

LOT 1 and a part of LOT 2, BIGLER'S RESURVEY, as recorded in Map Book 8, Page 106 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northernmost corner of Lot 1 of Bigler's Resurvey, as recorded in Map Book 8, Page 106 in the office of the Judge of Probate of Shelby County, Alabama, said point being the point of intersection of the Northeasterly line of said Lot 1 and the Southeasterly right-of-way line of Shelby County Highway #119, and from said POINT OF BEGINNING run in a Southwesterly direction along the Southeasterly right-of-way line of Shelby County Highway #119 a distance of 113.10 feet to a point; thence $1^{\circ}04'50''$ to the right in a Southwesterly direction along the Southeasterly right-of-way line of said highway a distance of 304.76 feet to a point, said point being the Westernmost corner of said Lot 1 and the Northernmost corner of Lot 2 Bigler's Resurvey; thence $1^{\circ}07'04''$ to the right in a Southwesterly direction along the Northwesternly line of said Lot 2 and the Southeasterly right-of-way line of said highway a distance of 255.36 feet to a point; thence $87^{\circ}27'13''$ to the left in a Southeasterly direction a distance of 2221.44 feet to a point on the Southeasterly line of said Lot 2; thence $77^{\circ}18'17''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 2 a distance of 45.32 feet to a point; thence $10^{\circ}08'57''$ to the right in a Northeasterly direction along the Southeasterly line of said Lot 2 a distance of 97.96 feet to a point; thence $8^{\circ}12'45''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 2 a distance of 124.91 feet to a point, said point being the Easternmost corner of said Lot 2 and the Southernmost corner of said Lot 1, Bigler's Resurvey; thence $1^{\circ}39'12''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 76.71 feet to a point; thence $1^{\circ}51'06''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 155.07 feet to a point; thence $5^{\circ}29'30''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 193.67 feet to a point; thence $6^{\circ}31'42''$ to the right in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 314.02 feet to the Easternmost corner of said Lot 1; thence $108^{\circ}37'26''$ to the left in a Northwesternly direction along the Northeasterly line of said Lot 1 a distance of 398.35 feet to a point; thence $1^{\circ}31'18''$ to the left in a Northwesternly direction along the Northeasterly line of said Lot 1 a distance of 1271.98 feet to a point; thence $1^{\circ}48'14''$ to the right in a Northwesternly direction along the Northeasterly line of said Lot 1 a distance of 822.79 feet to the Northernmost corner of said Lot 1, said point being the POINT OF BEGINNING.

PARCEL 2

A part of LOT 2, BIGLER'S RESURVEY, as recorded in Map Book 8, Page 106 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westernmost corner of 'Lot' 2 of Bigler's Resurvey as recorded in Map Book 8, Page 106 in the office of the Judge of Probate of Shelby County, Alabama, said point being the intersection of the Southwesterly line of said Lot 2 and the Southeasterly right-of-way line of Shelby County Highway #119 and run in a Northeasterly direction along the Northwesternly line of said Lot 2 and the Southeasterly right-of-way line of Shelby County Highway #119 a distance of 135.11 feet to the POINT OF BEGINNING; thence continue in a Northeasterly direction along the Northwesternly line of said Lot 2 and the Southeasterly right-of-way line of said highway a distance of 60.06 feet to a point; thence $92^{\circ}32'47''$ to the right in a Southeasterly direction a distance of 2221.44 feet to a point on the Southeasterly line of said Lot 2; thence $102^{\circ}41'43''$ to the right in a Southwesterly direction along the Southeasterly line of said Lot 1 distance of 61.50 feet to a point; thence $77^{\circ}18'17''$ to the right in a Northwesternly direction a distance of 2205.25 feet to the POINT OF BEGINNING.

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