

THIS DEED IS DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:

Benny M. LaRussa, Jr.
P.O. Box 530441
Birmingham, AL 35253

Inst # 1997-31902

STATE OF ALABAMA)
:
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, THERESA R. BRUNO, BENNY M. LARUSSA, JR., ROBERT H. SPRAIN, JR., RICHARD COHN AND CANTERBURY TRUST COMPANY, INC., TRUSTEES OF TRUST ESTATE A UNDER THE RESTATED JOSEPH S. BRUNO REVOCABLE MANAGEMENT TRUST DATED AUGUST 29, 1995, AS AMENDED OCTOBER 27, 1995 (hereinafter collectively referred to as the "Grantors"), in hand paid by SOUTH HIGHLAND LIMITED PARTNERSHIP (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell, and convey unto the said Grantee, and to the heirs and assigns of such Grantee in fee simple forever the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to the following:

1. 1997 ad valorem taxes, a lien due and payable October 1, 1997.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, 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, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, executors and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantors have hereto set their respective hands and seals on this the 1 day of July, 1997.

Theresa R. Bruno
Theresa R. Bruno, Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995

Benny M. LaRussa, Jr.
Benny M. LaRussa, Jr., Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995

Robert H. Sprain, Jr.
Robert H. Sprain, Jr., Trustee of the Trust Estate
A under the restated Joseph S. Bruno Revocable
Management Trust dated August 29, 1995, as
amended October 27, 1995.

Richard Cohn
Richard Cohn, Trustee of the Trust Estate A under
the restated Joseph S. Bruno Revocable
Management Trust dated August 29, 1995, as
amended October 27, 1995

Canterbury Trust Company, Inc., Trustee of the
Trust Estate A under the restated Joseph S. Bruno
Revocable Management Trust dated August 29,
1995, as amended October 27, 1995

By: Benny R. [Signature]
Its President

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theresa R. Bruno, whose name as Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995, 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, 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 this 1 day of July,
1997.

AFFIX SEAL

Jackie L. Poony
Notary Public
My Commission Expires: 9-20-00

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benny M. LaRussa, Jr., whose name as Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July, 1997.

AFFIX SEAL

Jackie L. Reese
Notary Public
My Commission Expires: 9-20-00

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Sprain, Jr., whose name as Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 1997.

AFFIX SEAL

Judith J. Hall
Notary Public
My Commission Expires: 10-12-98

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Cohn, whose name as Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July, 1997.

AFFIX SEAL

Jackie L. Reese
Notary Public
My Commission Expires: 9-20-00

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benny LaRusa, Jr., the President of Canterbury Trust Company, Inc., Trustee of the Trust Estate A under the restated Joseph S. Bruno Revocable Management Trust dated August 29, 1995, as amended October 27, 1995, 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/she, in his/her capacity as such officer of such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July, 1997.

AFFIX SEAL

Jackie S. Posny
Notary Public
My Commission Expires: 9-20-00.

This Instrument Prepared By:
Judith F. Todd, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

Exhibit "A"

Property Description

Parcel One:

Commence at the Southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North along the East boundary of said Section for a distance of 372.0 feet to a point on the Northerly right-of-way line of F.A.S. Project No. 723-1 (Glaze Ferry Road); thence turn an angle of 114 degrees 18 minutes to the left and proceed South 64 degrees 30 minutes West along the Northerly right-of-way line of said road for a distance of 370.0 feet; thence turn an angle of 92 degrees 21 minutes to the right and proceed North 23 degrees 09 minutes West for a distance of 754 feet to the point of beginning. From this beginning point proceed North 6 degrees 47 minutes West for a distance of 630.68 feet; thence proceed South 88 degrees 31 minutes West for a distance of 415.62 feet; thence proceed South 24 degrees 53 minutes West for a distance of 256.98 feet; thence proceed North 83 degrees 04 minutes West for a distance of 174.8 feet; thence proceed South 27 degrees 54 minutes West for a distance of 273.4 feet; thence proceed South 3 degrees 16 minutes East for a distance of 69.21 feet; thence proceed South 0 degrees 29 minutes East for a distance of 175.08 feet; thence proceed South 89 degrees 31 minutes West for a distance of 221.65 feet; thence proceed South 27 degrees 23 minutes West for a distance of 263.25 feet; thence proceed South 67 degrees 03 minutes East for a distance of 250.07 feet; thence proceed South 27 degrees 07 minutes West for a distance of 71.5 feet; thence proceed Southeasterly parallel to the Northerly right-of-way line of U.S. 280 Highway (Birmingham to Sylacauga) for a distance of 300 feet; thence proceed South 27 degrees 07 minutes West for a distance of 100 feet to a point on the Northerly right-of-way line of said highway; thence proceed Southeasterly along the Northerly right-of-way line of said highway for a distance of 440.11 feet; thence proceed North 35 degrees 36 minutes East for a distance of 50 feet; thence proceed South 35 degrees 36 minutes West for a distance of 50 feet to a point on the Northerly right-of-way line of said highway; thence proceed South 84 degrees 28 minutes East for a distance of 117.52 feet to the Northerly right-of-way line of the aforementioned Glaze Ferry Road; thence proceed North 64 degrees 30 minutes East along the Northerly right-of-way line of said Glaze Ferry Road for a distance of 19.2 feet; thence proceed North 23 degrees 09 minutes West for a distance of 200 feet; thence proceed North 64 degrees 30 minutes East for a distance of 217 feet; thence proceed North 23 degrees 09 minutes West for a distance of 554 feet; thence proceed North 64 degrees 30 minutes East for a distance of 410.3 feet to the point of beginning. The above described land is located in the Southeast One-Fourth of the Southeast One-Fourth and the Southwest One-Fourth of the Southeast One-Fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 24.71 acres.

Situated in Shelby County, Alabama.

Parcel Two:

Commence at the Southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North along the East boundary of said Section for a distance of 372.0 feet to a point on the Northerly right-of-way line of F.A.S. Project 723-1 (Glaze Ferry Road); thence turn an angle of 114 degrees 18 minutes to the left and proceed South 64 degrees 30 minutes West along the Northerly right-of-way line of said road for a distance of 1016.50 feet; thence proceed North 84 degrees, 28 minutes West for a distance of 117.52 feet to the Northerly right-of-way line of U.S. 280 Highway (Birmingham to Sylacauga); thence proceed Northwesterly along the Northerly right-of-way line of said highway for a distance of 490.11 feet to the point of beginning. From this beginning point continue Northwesterly along the Northerly right-of-way line of said highway for a distance of 300 feet; thence proceed North 27 degrees 07 minutes East for a distance of 300 feet; thence proceed North 27 degrees 07 minutes East for a distance of 100 feet; thence proceed Southeasterly parallel to the Northerly right-of-way line of said highway for a distance of 300 feet; thence proceed South 27 degrees 07 minutes West for a distance of 100 feet to the point of beginning. The above described land is located in the Southwest One-Fourth of the Southeast One-Fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.68 acres.

Situated in Shelby County, Alabama.

Parcel Three:

Commence at the Southeast Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed West along the South boundary of said Section a distance of 1,778.67 feet, thence turn an angle of 100 degrees 25 minutes to the Right and proceed Northeasterly a distance of 407.9 feet to a point on the North right-of-way line of U.S. Highway 280. As described by Deed to property as recorded in Book 297, Page 487 in the Probate Office in Shelby County Courthouse. To the point of beginning of said parcel of land. From this point of beginning then an angle of 17 degrees 21 minutes to the Right and proceed Northeasterly a distance of 171.5 feet, thence turn an angle of 71 degrees 35 minutes to the left and proceed Northwesterly a distance of 249.96 feet; thence turn an angle of 85 degrees 51 minutes to the left and proceed Southwesterly a distance of 171.5 feet to a point on the North right-of-way line of U.S. Highway 280 thence turn an angle of 99 degrees 24 minutes to the left and proceed Southeasterly along the chord of a curve concave to the right with a central angle of 22 degrees 41 and 3/4 minutes and a T.A.V. of 919.89 feet a distance of 250.62 feet to the point of beginning. Said property contains 1.00 acres.

Parcel Four:

From the Southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North along the East boundary of said Section 28 for a distance of 372.0 feet to a point on the North right-of-way boundary of the Glaze Ferry Road; thence turn an angle of 114 degrees 18 minutes left and proceed in a Southwesterly direction along the North right-of-way boundary of said road for a distance of 770.0 feet to the point of beginning of herein described parcel of land; thence continue along the same course said road right-of-way for a distance of 217.0 feet; thence turn an angle of 93 degrees 00 minutes right and proceed in a Northwesterly direction leaving said road right-of-way for a distance of 200.0 feet; thence turn 87 degrees 00 minutes right and proceed in a Northeasterly direction parallel to the North boundary of the aforementioned Glaze Ferry Road for a distance of 217.0 feet; thence turn 93 degrees 00 minutes right and proceed Southeasterly parallel to the West boundary of herein described parcel of land for a distance of 200.0 feet to the point of beginning of herein described parcel of land, containing 1.00 acre.

The above described parcel of land is located in the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 28, Township 19 South, Range 2 East, and the Northwest Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, and it is a portion of that same property described by that certain deed on record in the office of the Judge of Probate of Shelby County, Alabama, in Deed Book 240 at Page 938, also a portion of said property in Deed Book 265 at Page 808.

Inst # 1997-31902

10/02/1997-31902
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 NEL 529.00