

SEND TAX NOTICE TO:

Royal Construction and Development
1055 Data Drive, Suite 100
Hoover, AL 35244

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **Quaker Square Development Co., Inc.**, an Alabama corporation (the "Grantor"), by **Royal Construction and Development Co., Inc.**, an Alabama corporation (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the North $\frac{1}{2}$ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the northeast corner of said Section 20, run in a westerly direction along the North line of said section for a distance of 303.44 feet to an existing iron rebar being the point of beginning; thence continue in a Westerly direction along last mentioned course for a distance of 2,455.99 feet to an existing iron rebar being on the Southeast right of way line of Shelby County Highway No. 52; thence turn an angle to the left of $29^{\circ}05'36''$ and run in a Southwesterly direction along the Southeast right of way line of Shelby County Highway No. 52 for a distance of 402.03 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of $27^{\circ}30'40''$ and a radius of 908.05 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve and along the Southeast right of way line of said Shelby County Highway No. 52 for a distance of 436.01 feet to the point of ending of said curve; thence run in a Southwesterly direction along line tangent to the end of said curve and along the Southeast right of way line of said Shelby County Highway No. 52 for a distance of 390.20 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of $18^{\circ}40'54''$ and a radius of 613.64 feet; thence turn an

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angle to the right and run in a Southwesterly direction along said Southeast right of way line of said Shelby County Highway No. 52 for a distance of 200.08 feet to the point of ending of said curve; thence turn an angle to the left (102°27'50" from the chord of last mentioned curve) and run in a Southeasterly direction for a distance of 1,318.25 feet; thence turn an angle to the left of 30°16'21" and run in a Southeasterly direction for a distance of 485.01 feet; thence turn an angle to the left of 48°0' and run in a Northeasterly direction for a distance of 985.62 feet; thence turn an angle to the right of 74°29'13" and run in a Southeasterly direction for a distance of 531.30 feet; thence turn an angle to the left of 78°29'13" and run in a Northeasterly direction for a distance of 430.0 feet; thence turn an angle to the right of 11°0' and run in a Northeasterly direction for a distance of 360.0 feet; thence turn an angle to the left of 19°34'54" and run in a Northeasterly direction for a distance of 105.86 feet; thence turn an angle to the left of 68°25'06" and run in a Northwesterly direction for a distance of 280.0 feet; thence turn an angle to the right of 90° and run in a Northeasterly direction for a distance of 390.0 feet, more or less, to the point of beginning.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 1998 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Quaker Square Development Co., Inc. has caused this instrument to be executed by its duly authorized officer this 31 day of October, 1997.

QUAKER SQUARE DEVELOPMENT
CO., INC.


By Arley M. Halshey
its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry M. Habshey, whose name as President of Quaker Square Development Co., Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31 day of October, 1997.


Notary Public

AFFIX SEAL

My commission expires: 1-4-99

This instrument Prepared by:

Dawn Helms Sharff
WALSTON, WELLS, ANDERSON & BAINS, LLP
505 N. 20th Street, Suite 500
P.O. Box 830642
Birmingham, Alabama 35283-0642
(205) 251-9600

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