

This Instrument Was Prepared By:
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CORLEY, MONCUS & WARD, P.C.
P. O. Box 59807
Birmingham, AL 35259-0807

Send Tax Notice To:
Robbin W. Grayson
#10 Old Montgomery Hwy.
Suite 100-B
Birmingham, AL 35209

LIMITED WARRANTY DEED

1,700,000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Samuel W. Sharp, a married man, an undivided fifty percent (50%) owner, and Scott R. Hinkle, a married man, an undivided fifty percent (50%) owner (herein referred to as Grantors) do grant, bargain, sell and convey unto Robbin W. Grayson (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama.

Inst # 1997-37941

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

1. Ad valorem taxes due October 1, 1998;
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #1996-14483 and Deed Book 220, Page 837; and
3. Lease dated April 6, 1995 by and between Columbiana Properties, L.L.C., an Alabama Limited Liability Company and Brookwood Center Development Corporation, as referred to in that certain instrument recorded in Instrument #1995-35191.

The property herein conveyed and described on the attached Exhibit "A" is not nor ever has been the homestead of the Grantors or the Grantors' spouses.

\$910,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 20th day of November, 1997.

GRANTORS:

Samuel W. Sharp [SEAL]
Samuel W. Sharp

Scott R. Hinkle [SEAL]
Scott R. Hinkle

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11/20/1997-37941
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 804.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Samuel W. Sharp and Scott R. Hinkle**, 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 said instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of November, 1997.

[SEAL]



NOTARY PUBLIC
My Commission Expires: 12/28/99

EXHIBIT "A"

A parcel of land situated in a portion of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a rebar found purported to be the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 21 south, Range 1 West, Shelby County, Alabama; thence proceed North along the West line of said 1/4 - 1/4 Section 448.44 for the point of beginning; thence continue North along the last described course for 385.74 feet to a point on the Southeasterly right-of-way of Alabama Highway No. 25 Bypass; thence with an angle right of $64^{\circ}20'38''$ proceed in a Northeasterly direction along the Southeasterly right-of-way of Alabama Highway No. 25 Bypass for 370.00 feet to a point; thence with an angle right of $90^{\circ}00'00''$ proceed in a Southeasterly direction for 347.71 feet to a point; thence with an angle right of $90^{\circ}00'00''$, proceed in a Southwesterly direction parallel to said Southeasterly right-of-way of Alabama Highway No. 25 Bypass for 537.01 feet to the point of beginning.

Situated in Shelby County, Alabama.

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