

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

C9712-1906

This Instrument was
prepared by:

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Suite 150
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Send Tax Notice To:

SHAHID REALTY COMPANY
2612 7TH AVENUE SOUTH
BIRMINGHAM, ALABAMA 35233

Inst 1997-42532

12/31/1997-42532
02:55 PM CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY THOUSAND DOLLARS and 00/100 (\$160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **LARRY E. COTTINGHAM, A MARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **SHAHID REALTY COMPANY**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED

SAID PROPERTY DOES NOT CONSTITUTE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

SUBJECT TO:

1. **TAXES AND ASSESSMENTS FOR THE YEAR 1998, AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.**
2. **TITLE TO ALL MINERALS UNDERLYING CAPTION LAND WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO AS RECORDED IN DEED BOOK 6, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
3. **RIGHTS CLAIMED BY ALABAMA POWER COMPANY UNDER TRANSMISSION LINE PERMITS RECORDED IN DEED BOOK 130, PAGE 228 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
4. **RIGHTS CLAIMED BY SHELBY COUNTY UNDER PUBLIC ROAD RIGHT OF WAY DEED RECORDED IN DEED BOOK 135, PAGE 369 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
5. **TITLE TO ALL OIL, GAS, PETROLEUM AND SULPHUR AND PRIVILEGES IN CONNECTION THEREWITH AS RESERVED BY INSTRUMENT RECORDED IN DEED BOOK 127, PAGE 140 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
6. **LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.**

\$160,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **LARRY E. COTTINGHAM, A MARRIED MAN**, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of December, 1997.


LARRY E. COTTINGHAM

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LARRY E. COTTINGHAM, A MARRIED MAN**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of December, 1997.


Notary Public

My commission expires: 11-5-2001

EXHIBIT "A"

COMMENCE AT THE S.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE 1/4 1/4 SECTION LINE FOR 550.58 FEET TO AN OLD CRIMP IRON AND THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 52°-06'-00" (DEED), 52°-05'-12" (MEASURED) AND RUN NORTHWESTERLY FOR 292.21 FEET (DEED), 292.52 FEET (MEASURED) TO AN OLD CRIMP IRON, SAID OLD CRIMP IRON ALSO BEING ON THE SOUTHERLY-RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 261 (VALLEYDALE ROAD); THENCE TURN AN ANGLE TO THE LEFT OF 91°-01'-01" AND RUN SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 261 FOR 178.81 FEET TO A BENT REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 01°-14'-51" AND RUN SOUTHEASTERLY FOR 183.55 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 261 TO A REBAR, SAID REBAR BEING ON SAID 1/4 1/4 SECTION LINE AND BEING THE MOST NORTHWESTERLY CORNER OF LOT 13 OF WOODDALE SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 120, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE TO THE LEFT OF 139°-57'-33" AND RUN EASTERLY ALONG SAID 1/4 1/4 SECTION LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 13 FOR 20.16 FEET (DEED AND MEASURED) TO A CRIMP IRON; THENCE TURN AN ANGLE TO THE RIGHT OF 90°-47'-41" AND RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13 FOR 35.00 FEET (DEED), 35.53 FEET (RECORD) TO A REBAR, SAID REBAR BEING NORTHWESTERN CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE TURN AN ANGLE TO THE LEFT OF 90°-49'-20" AND RUN EASTERLY ALONG THE NORTHERLY LINE OF LOTS 12 AND 11 OF SAID WOODDALE, SECOND SECTOR, FOR 267.30 (DEED), 268.30 FEET (MEASURED) TO A REBAR, SAID REBAR BEING THE NORTHEASTERN CORNER OF LOT 11 OF SAID WOODDALE, SECOND SECTOR; THENCE TURN AN ANGLE TO THE LEFT OF 72°-48'-17" AND RUN NORTHEASTERLY FOR 36.60 FEET (DEED), 36.31 (MEASURED) ALONG THE WESTERLY LINE OF LOT 10, WOODDALE, SECOND SECTOR, TO A SET IRON, SAID IRON BEING THE NORTHWESTERN CORNER OF SAID LOT 10, WOODDALE, SECOND SECTOR, ON 1/4 1/4 SECTION LINE; THENCE TURN AN ANGLE TO THE RIGHT OF 72°-58'-08" RIGHT AND RUN EASTERLY FOR 160.88 FEET (DEED), 160.42 FEET (MEASURED) ALONG SAID 1/4 1/4 SECTION LINE AND SAID NORTHERLY LINE OF LOT 10 OF SAID WOODDALE, SECOND SECTOR, AND LOT 4, BLOCK 1, WOODDALE, 1ST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 68,178 SQUARE FEET, MORE OR LESS, OR 1.43 ACRES, MORE OR LESS.

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SHELBY COUNTY JUDGE OF PROBATE
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