

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to EJT Investments, Inc., an Alabama corporation (the "Grantor"), by the Emma Jo Todd Real Estate Limited Partnership, an Alabama limited partnership (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell and convey unto the Grantee an undivided 1% interest in and to the real estate located in Shelby County, Alabama and described in Exhibit A which is attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 1998 and thereafter; and (ii) any easements, restrictions and rights-of-way of record.

And the undersigned Grantor does for itself, and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 14th day of January, 1998.

EJT Investments, Inc.

By: Emma Jo Todd
Emma Joe Todd
Its President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Emma Jo Todd, whose name as President of EJT Investment, Inc., an Alabama corporation, 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 the conveyance, she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 14th day of January, 1998.

Marc A. Lammie
Notary Public
My Commission Expires: NOVEMBER 5, 2001

This instrument prepared by:

Jackson M. Payne
Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203
(205) 251-5900

Send tax notice to:

The Emma Jo Todd Real Estate Limited
Partnership
5501 Cahaba Valley Road
Birmingham, Alabama 35242

01/15/1998-01598
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 14.50

Inst # 1998-01590

EXHIBIT A

A parcel of land situated in Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of said Section 23; thence run in a westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1,126.71 feet to a point; thence turn an angle to the right of $87^{\circ}02'30''$ and run in a northerly direction for a distance of 296.20 feet to a point; thence turn an angle to the left $87^{\circ}02'30''$ and run in westerly direction for a distance of 278.00 feet to an iron pin found at the Northwest corner of Lot 2 in Summer Place 2nd Sector as recorded in Map Book 17, on 132, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along lasted course in a westerly direction and also along the North line of Lot 12 in said Summer Place 2nd Sector for a distance of 75.00 feet to the point of beginning; thence continue along last stated course in a westerly direction and also along the North line of Lots 12, 11, 10 and 9 in said Summer Place 2nd Sector and also along the North line of Lot 8 in Summer Place 1st Sector as recorded in Map Book 17, on Page 57, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 759.46 feet to an iron pin found at the Northeast corner of Lot 7 in said Summer Place 1st Sector, said iron pin found also being the Southeast corner of Lot 6 in said Summer Place 1st Sector; thence turn an angle to the right of $87^{\circ}09'18''$ and run in a northerly direction along the East line of Lots 6, 5, 4, 3, 2 and 1 in said Summer Place 1st Sector for a distance of 727.96 feet to an iron pin found at the Northeast corner of said Lot 1 and also on the Southerly right of way line of State Highway No. 119 also known as Cahaba Valley Road; thence turn an angle to the right of $65^{\circ}40'47''$ and run in a northeasterly direction along said Southerly right of way line for a distance of 87.70 feet to a point on a curve to the right having a central angle of $13^{\circ}56'23''$ and a radius of 1,860.96 feet; thence run in a northeasterly direction along the arc of said curve and also along said Southerly right of way line for a distance of 452.76 feet to a point; thence turn an angle to the right from the chord of last stated curve of $107^{\circ}23'13''$ and run in a southerly direction for a distance of 280.00 feet to a point; thence turn an angle to the left of $54^{\circ}51'11''$ and run in a southeasterly direction for a distance of 385.00 feet to a point; thence turn an angle to the right of $63^{\circ}34'38''$ and run in a southwesterly direction for a distance of 439.76 feet to the point of beginning. Said parcel containing 13.41 acres more or less.

Inst # 1998-01590

01/15/1998-01590
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SHELBY COUNTY JUDGE OF PROBATE
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