

THIS INSTRUMENT PREPARED BY:
Beth O'Neill Roy
Ogletree, Deakins, Nash, Smoak & Stewart
1900 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Adam S. Balzli
William Gibson Plott
2541 Balco Road
Birmingham, AL 35210

DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIFTY THOUSAND AND NO/100 (\$450,000.00) DOLLARS** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

BLUMENTHAL-MORGAN PARK, LTD, a general partnership

(herein referred to as "Grantor"), does grant, bargain, sell, and convey unto

**ADAM S. BALZLI, as to an undivided 89% interest, and
WILLIAM GIBSON PLOTT, as to an undivided 11% interest**

(herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of the northwest quarter of the northwest quarter of Section 31, Township 19 South, Range 2 West; run thence in a westerly direction along the south line of said quarter-quarter section for a distance of 313.96 feet; thence turn an angle to the right of 7 degrees 59 minutes and run in a northwesterly direction for a distance of 517.76 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right of 101 degrees 42 minutes and run in a northeasterly direction for a distance of 126.05 feet; thence turn an angle to the left of 90 degrees, and run in a northwesterly direction for a distance of 5.38 feet; thence turn an angle to the left of 51 degrees 00 minutes 34 seconds and run in a southwesterly direction for a distance of 291.62 feet to the point on the northeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 90 degrees 47 minutes 26 seconds to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 1 degree 26 minutes 59 seconds and a radius of 2,173.95 feet; thence run along the arc of said curve to the left in a southeasterly direction along the northeasterly right of way line of U.S. Highway 31 for a distance of 55 feet to the end of said curve and the point of beginning of a spiral curve to the left; thence run along the spiral curve to the left in a southeasterly direction along the northeasterly right of way line of U.S. Highway 31 for a distance of 176.31 feet; thence turn an angle to the left from the chord of last described spiral of 124 degrees 32 minutes 51 seconds and run in a northeasterly direction for a distance of 234.07 feet to the point of beginning.

01/21/1998-02039
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MCD 49.00

Inst # 1998-02039

SUBJECT TO:

1. Ad valorem taxes for 1998, which are not due and payable until October 1, 1998, and taxes for subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right of way granted to Alabama Power Company recorded in Volume 145, page 377, Volume 101, page 502, Volume 180, page 288, Volume 101, page 504, and Volume 158, page 558, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way granted to South Central Bell Telephone Company recorded in Volume 252, page 871, in said Probate Office.
5. Right of way granted to Shelby County recorded in Volume 153, page 295, Volume 101, page 250, and Volume 72, page 406, in said Probate Office.


TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed under seal by its duly authorized general partners as of the 9th day of January, 1998.

BLUMENTHAL-MORGAN PARK, LTD.,
a general partnership

By: **DIAMOND RUBBER PRODUCTS CO.,** a corporation
Its General Partner

By:  (Seal)
Morris Blumenthal
Its President
for

AND

By: **MORGAN PARK, LTD., a limited partnership**
Its General Partner

By: Robert W. Bone by
B.L. Chenault, his attorney in fact (Seal)
Robert W. Bone
Its General Partner

and


By: **Chenault Investment Co., Inc., a corporation**
Its General Partner

By: B.L. Chenault (Seal)
B. L. Chenault
Its President

STATE OF FLORIDA)HILLSBOROUGH COUNTY)GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Morris Blumenthal, whose name as ^{YBO} President of Diamond Rubber Products Co., a corporation, as General Partner of Blumenthal-Morgan Park, Ltd., a general partnership, 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 of said corporation, as general partner of said general partnership, executed the same voluntarily for and as the act of said corporation as general partner of said general partnership on the day the same bears date.

Given under my hand and official seal as of the 8th day of January, 1998.



Notary Public
My Commission Expires: 5/15/2000

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| OFFICIAL NOTARY SEAL DENNIS M SKOP NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC552855 MY COMMISSION EXP. MAY 15,2000 |
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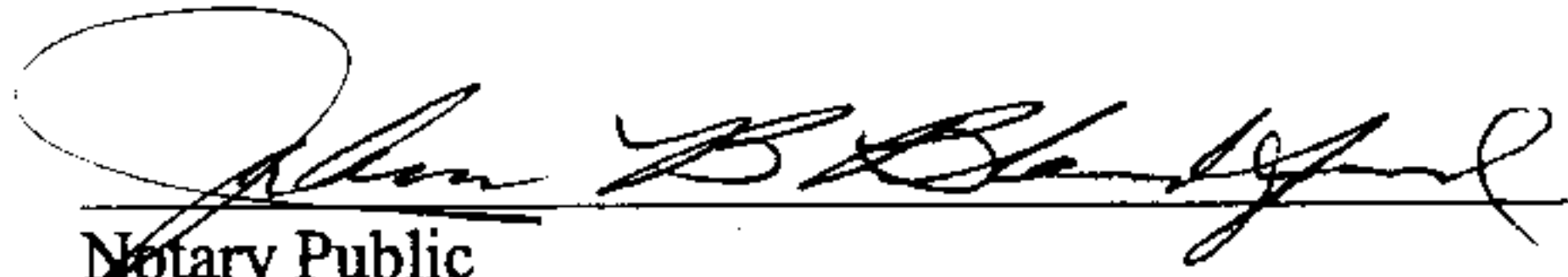
STATE OF Alabama)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that B.L. Chenault, whose name as attorney in fact for Robert W. Bone, in his capacity as General Partner of Morgan Park, Ltd., a limited partnership, as General Partner of Blumenthal-Morgan Park, Ltd., a general partnership, 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 attorney in fact for said general partner of said limited partnership, as general partner of said general partnership, executed the same voluntarily for and as the act of said general partner of said limited partnership as general partner of said general partnership on the day the same bears date.

Given under my hand and official seal as of the 15th day of January, 1998.


Notary Public
My Commission Expires: 11-24-2000

STATE OF Alabama)

Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that B.L. Chenault, whose name as President of Chenault Investment Co., Inc., a corporation, as General Partner of Morgan-Park, Ltd., a limited partnership, as General Partner of Blumenthal-Morgan Park, Ltd., a general partnership, 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 of said corporation, as general partner of said limited partnership, as general partner of said general partnership, executed the same voluntarily for and as the act of said corporation as general partner of said limited partnership, as general partner of said general partnership on the day the same bears date.

Given under my hand and official seal as of the 9th day of January, 1998.

Beth O'Neill Roy

Notary Public

My Commission Expires: 1/22/2000

This document was prepared by:

Beth O'Neill Roy

Ogletree, Deakins, Nash, Smoak & Stewart, P.C.

1900 SouthTrust Tower

420 North 20th Street

Birmingham, AL 35203-3204

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