

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

SEND TAX NOTICE TO:
**Valleydale Professional
Center Owners Association, Inc.**
2526 Valleydale Road
Birmingham, Al. 35244

Inst # 1998-02125

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ^{L. 10.00} One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor

MARTY BYROM, LLC, an Alabama Limited Liability Company

(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

VALLEYDALE PROFESSIONAL CENTER OWNER'S ASSOCIATION, INC.

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description attached hereto and incorporated herein by reference.

A/K/A The Common Area as shown on the record map of Lots 3, 4, 5 and Common Area Valleydale Professional Center, 1st Addition, as recorded in the Probate Office of Shelby County, Alabama as Instrument # 1998-00654.

Subject to easements, restrictions and rights of way of record, if any.

Subject to ad valorem taxes for the current year and thereafter.

TO HAVE AND TO HOLD, To the said Grantee forever.

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

Inst # 1998-02125

01/21/1998-02125
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 43.50

IN WITNESS WHEREOF, the said Grantor, by its Authorized Member, who is authorized to execute this conveyance, have hereto set his signature and seal this the 13 day of Jan, 1998.

Marty Byrom, LLC
an Alabama Limited Liability Company

By: Marty Byrom
Its Authorized Member

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Marty Byrom**, whose name as **Authorized Member of Marty Byrom, LLC, an Alabama limited liability company**, 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 13 day of January, 1998.

Celia B. Shephard
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 4, 2000

EXHIBIT "A"

Description of Common Area

Part of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said NW 1/4 of SE 1/4 of said Section 16, run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 630.48 feet; thence turn an angle to the left of 38 degrees 37 minutes 30 seconds and run in a southeasterly direction for a distance of 233.1 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a southeasterly direction along last mentioned course for a distance of 94.01 feet to an existing iron rebar; thence turn an angle to the right of 39 degrees 04 minutes 37 seconds and run in a southerly direction for a distance of 62.07 feet to an existing iron pin; thence turn an angle to the left of 43 degrees 31 minutes 29 seconds and run in a southeasterly direction for a distance of 35.47 feet to an existing iron pin being the most westerly corner of Lot 1, Valleydale Professional Center, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 13, Page 103; thence turn an angle to the left of 90 degrees 49 minutes and run in a northeasterly direction for a distance of 87.0 feet to an existing iron pin being the most northerly corner of said Lot 1, Valleydale Professional Center; thence turn an angle to the left of 89 degrees 49 minutes 50 seconds and run in a northwesterly direction for a distance of 19.24 feet to an existing iron pin; thence turn an angle to the right of 90 degrees and run in a northeasterly direction for a distance of 72.0 feet to an existing iron pin being the most westerly corner of Lot 2 of said Valleydale Professional Center; thence turn an angle to the left of 90 degrees and run in a northwesterly direction for a distance of 90.13 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees and run in a northeasterly direction for a distance of 76.58 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 degrees and run in a northwesterly direction for a distance of 64.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 degrees and run in a southwesterly direction for a distance of 183.58 feet, more or less, to the point of beginning.

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