

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:  
Generic Properties, L.L.C.  
Attn: Adam S. Balzli  
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, we

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

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

**GENERIC PROPERTIS, L.L.C., an Alabama limited liability company**

(herein referred to as "Grantee"), 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.

02/16/1998-05051  
10:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 463.50

Inst # 1998-05051

**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 Grantee, its successors and assigns.

And we do, for ourselves and for our heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the we have hereunto set our hands and seals as of the ~~3rd~~ day of ~~February~~ 1998.

\_\_\_\_\_  
ADAM S. BALZLI  
(Seal)

\_\_\_\_\_  
WILLIAM GIBSON PLOTT  
(Seal)

STATE OF ALABAMA)  
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that ADAM S. BALZLI and WILLIAM GIBSON PLOTT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 3rd day of February, 1998.

Beth O'Neill Roy  
Notary Public  
My Commission Expires: 11/22/2000

This document was prepared by:

Beth O'Neill Roy

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

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3

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