## THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Daniel M. Spiller, Attorney 1840 Chandcroft Circle Pelham, Alabama 35124 New South Developers, Inc. 500 Southland Drive, Suite 212 Birmingham, AL 35226

## WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nine Hundred Thousand Dollars (\$900,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Cahaba Properties, an Alabama General Partnership, and all of its partners, including Roy L. Martin, a married man, Jackie Williams, a married man, Charlene H. Durham, a married woman, F. Reid Long, a married man, Sherwood Stamps, a married man, Donald R. Murphy, a married man, Janice C. Spitler, a married woman, The 1700 Companies, a General Partnership, and Martha B. Ferguson, an unmarried woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, New South Developers, Inc., (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

All of Lot 2, according to Revision No.\*3, dated February 3, 1977, to the Survey of 2nd Amendment, Commercial Subdivision, Riverchase East, First Sector in Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, as designated on a map thereof recorded in Map Book 6 Page 139 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

Subject further to:

Easements as shown by recorded plat, including a 10 feet along the Northerly side and 20 feet along the Westerly side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Mis. Book 13 page 50; Misc. Book 15 page 189 and Misc. Book 19 page 633 in Probate Office.

Transmission Lint Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139 page 157 and Deed Book 312 page 602 in Probate Office.

Right(s)-of-Way(s) and Eastement(s) granted to Suth Central Bell by instrument(s) recorded in Real 153 page 542 in Probate Office.

Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 304 page 25 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 6 page 139.

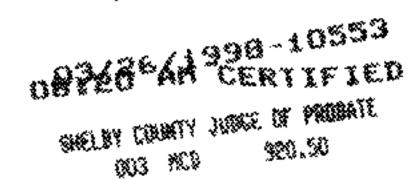
Agreement in regard to Electric Service to Riverchase as set out in Misc. Book 15 page 401 in Probate Office.

Land Use Agreement, by and between The Harbert Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, dated April 26, 1977 as set out in Real 1437 page 627 (Jefferson County) and in Misc. Book 19 page 690 (Shelby County) in Probate Office.

The above described property does not constitute the homesteads of the grantors herein. The grantors herein own other property which does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they 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, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, we	have hereunto set our hands and se	als this 24th day of
CAHABA PROPERTIES, an Alabama General Partnership		
By: Y Whatten Roy L. Martin, its Chairman	Roy U Martin	eine.
Jackie Williams	Charlene H. Durham	Durham
F. Reid Long	Sherwood Stamps	Langer
Donald R. Murphy	Jenice C. Spitler	itler)
THE 1700 COMPANIES On MISSING THE STORY OF T	maging Butay	
By Malka Starten	Martha B. Ferguson	n. Feet
COUNTY OF THE	· ·	
whose name as Chairman of Cahaba Pro conveyance, and who is known to me, acknown conveyance, he, as such officer and with full au	Public, in and for said County, in said State, here perties, an Alabama General Partnership owledged before me on this day that being infinitionity, executed the same voluntarity for and a	ormed of the contents of the
Given under my hand and	official seal this 24 day of March 1	998. 
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My Commission Expires	Notary Public	
COUNTY OF THE T		
name is signed to the foregoing conveyance	and for said County, in said State, hereby cert , and who is known to me, acknowledged before he executed the same voluntarily on the day the	Colon item the more mank in the man of the
Given under my hand and official se	helithis 24 day of Market 1998	
MY COMMISSION EXPIRES: June 10, 2000. MY COMMISSION EXPIRES: June 10, 2000. MONDED THRE NOTARY PERLIC ENGRAPHITERS.	- Clyman Former	
My Commission Expires	Notary Public	
COUNTY OF STANDARY		si na immirim <b>ta</b> llitimomo interacco
name is signed to the foregoing conveyance	and for said County, in said State, hereby certify a, and who is known to me, acknowledged be he executed the same voluntarily on the day th	Old the att time only now wood
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MY COMMISSION EXPIRES: June 18, 2008.	Muna A. Tu	A
My Commission Express	Notary Public	Samuel Control of the
COUNTY OF LALLE		
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MINORD THRU MUTARY PUBLIC UNDERWRITERA	MAMONTE	
My Commission Expires	Notary Public	Comment of the second

A CONTRACTOR OF THE PROPERTY O

STATE OF ALABA COUNTY OF

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that F. Reid Long, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 いい きょうよい ガースイン いじのえき こうはん はんまみ 放信化 MY COMMISSION EXPIDES: June 18, 2000. MANAGE WAS COMPANIED ON ENDANGER WEST KEEP. Notary Public

STATE OF ALABAMA COUNTY OF

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Sherwood Stamps, whose name 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 conveyence, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 gay of 11416 MUTARY PUBLIC STATE OF ALABAMA AT LABOR. MY COMMISSION EXPIRES: June 18, 2006. SUNDED THREE MUTARY PURISO PROFESSIONS.

My Commission Expires

STATE OF ALABAMA COUNTY OF

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Donald R. Murphy, whose name 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 executed the same voluntarily on the day the same bears date.

Notary Pubic

Given under my hand and official seal this 2 Y day of March 1998.

Mytary Pirle State of Alabama at Large. MY COMMISSION EXPIRES: June 18, 2808, BONDED THEU ROTARY PUBLIC LARREST WHITE BA My Commission Expines

> STATE OF ALABAMA COUNTY OF SAL/D

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Janice C. Spitter, whose name 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, she executed the same voluntarily on the day the same beers date.

Given under my hand and official seal this 23 day of March

PRITARY PUBLIC STATS OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: June 18, 2660. SUMBED THRU MYTARY PUBLIC UNDERWRITERS.

My Commission Expires

STATE OF ALABAMA COUNTY OF SILLA

I, the Vindersigned, a Metary Public, in and for said County in said State, hereby certify that Brives, Gordon, whose name as Managing of the 1700 Companies is signed to the feregoing conveyance, and with a recovery known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarity for and as the act of said partnership, by Martha Telesson under Power of Attorney, which is being recorded simultaneously with this deed.

Given under my hand and official seal this 244 heav of March NOW ARY BUILD STAYS OF ALABAMA AT LADUE MY COMMISSION AND INC. June 39, 1049. RONDED ARES MALVER LARVIE TO THE MANAGEMENT AND ASSESSMENT TO THE PROPERTY OF THE PROPERTY OF

My Commission Expires

STATE OF ALABAMA COUNTY OF A

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Martha B. Ferguson, whose name 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, she executed the same voluntarily on the day the same bears date

Notary Public

MY COMMISSION TO ALABAMA AT LARGE

MY COMMISSION EXPIRES: June 10, 2008, BONDED THRU NOTARY PURLIC UNDERWRITTERS.

My Commission Expires

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Notary Public

Inst # 1998-10553

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