

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. Spittler, 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 Misc. 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 Easement(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.

03/26/1998-10553
DEED AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 920.50

Inst # 1998-10553

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of March, 1998

**CAHABA PROPERTIES,
an Alabama General Partnership**

By: Roy L. Martin
Roy L. Martin, its Chairman

Jackie Williams
Jackie Williams

F. Reid Long
F. Reid Long

Donald R. Murphy
Donald R. Murphy

Roy L. Martin
Roy L. Martin

Charlene H. Durham
Charlene H. Durham

Sherwood Stamps
Sherwood Stamps

Janice C. Spittler
Janice C. Spittler

THE 1700 COMPANIES
By: Bruce Gordon, Managing Partner
By: Martha B. Ferguson
Bruce Gordon, its Attorney
Power of Attorney

STATE OF ALABAMA)
COUNTY OF Shelby

Martha B. Ferguson
Martha B. Ferguson
as Attorney-in-Fact

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Chairman of Cahaba Properties, an Alabama 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 and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 24 day of March, 1998.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Thomas A. Foweraker
Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Roy L. Martin, 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 day of March, 1998.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Thomas A. Foweraker
Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jackie Williams, 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 day of March, 1998.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Thomas A. Foweraker
Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Charlene H. Durham, 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.

Given under my hand and official seal this 24 day of March, 1998.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Thomas A. Foweraker
Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

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 day of March, 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of March, 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

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.

Given under my hand and official seal this 24 day of March, 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

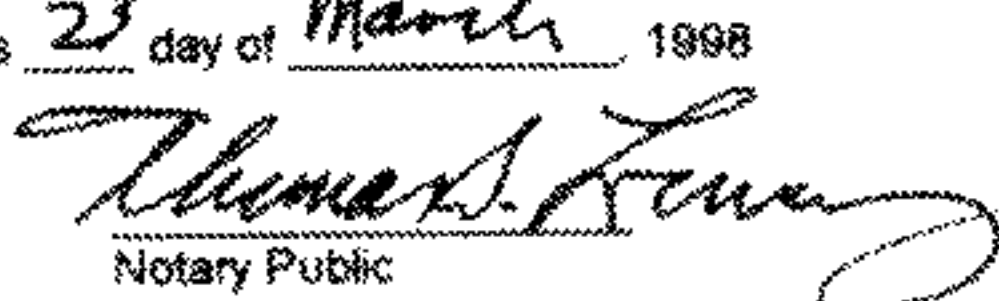
Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Janice C. Spiller, 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.

Given under my hand and official seal this 23 day of March, 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Bruce Gordon, whose name as Managing Partner of The 1700 Companies, 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 and with full authority, executed the same voluntarily for and as the act of said partnership, by Martha Ferguson under Power of Attorney, which is being recorded simultaneously with this deed.

Given under my hand and official seal this 24 day of March, 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

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.

Given under my hand and official seal this 24 day of March, 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 18, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

Notary Public

My Commission Expires

C:\OFFICE\WP\WWW\PDOS\SPITLER\SPIT-CAH.DED

Inst # 1998-10553

03/26/1998-10553
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 920.30

Inst # 1998-10553