

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten & No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Roger C. Means**, a married man and **J. Mark Ware (a/k/a John Mark Ware)**, a married man (herein collectively referred to as "Grantors"), grant, bargain, sell and convey unto **MW Properties, L.L.C.** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 9-E, according to a Resurvey of Lot 9-B-2B-2, Meadow Brook Corporate Park South, Phase II, Resurvey No. 2, as recorded in Map Book 23, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

This property does not constitute the homestead of any of the Grantors or their spouses.

SUBJECT TO AND EXCEPT FOR:

1. 1998 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Transmission Line Permit(s) to Alabama Power Company recorded in Deed Book 109, Page 490 and Deed Book 112, Page 134.
4. Easement(s) to South Central Bell recorded in Deed Book 299, Page 703.
5. Agreement with Alabama Power Company as to underground cables recorded in Real Book 75, Page 634; Real Book 207, Page 348 and Real Book 167, pages 355 and 361.
6. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park South as set out in Real Book 64, Page 91; 1st Amendment in Real Book 95, Page 826; 2nd Amendment recorded in Real Book 141, Page 784; 3rd Amendment recorded in Real Book 177, Page 244; 4th Amendment recorded in Real Book 243, page 453; 5th Amendment recorded in Real Book 245, Page 89; 6th Amendment recorded in Instrument No. 1992-23529; 7th Amendment recorded in Instrument No. 1995-03028; 8th Amendment recorded in Instrument No. 1995-04188; 9th Amendment recorded in Instrument No. 1996-5491; 10th Amendment recorded in Instrument No. 1996-32318; 11th Amendment recorded in Instrument No. 1997-30077; 12th Amendment recorded in Instrument No. 1997-37856 and 13th Amendment recorded in Instrument No. 1998-05588.
7. Agreement with Alabama Power Company recorded in Misc. Book 48, Page 880.
8. Easement obtained and as set out in Deed Book 262, Page 640; Real Book 145, Page 554 and Real Book 161, Page 965.
9. Rights of other to use easement as set out in Easement Agreement recorded in Instrument No. 1995-32946.
10. Building setback line(s) and public easement(s) as shown by recorded plats, including Map Book 23, Page 11 and Map Book 23, Page 53.

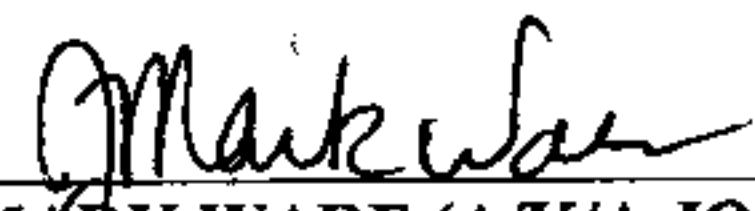
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

04/09/1998-12654
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

Inst # 1998-12654

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this ____ day of April, 1998.

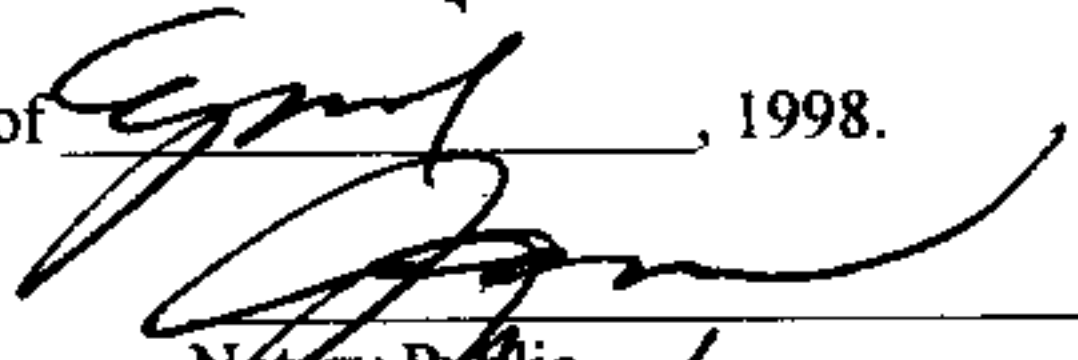
 (Seal)
ROGER C. MEANS

 (Seal)
J. MARK WARE (A/K/A JOHN MARK WARE)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roger C. Means** 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 8 day of April, 1998.


Notary Public

My Commission Expires

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Mark Ware (a/k/a John Mark Ware)** 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 8 day of April, 1998.


Notary Public

My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

MW Properties, L.L.C.
4647-T Hwy 280 East
#217
Birmingham, AL 35242
RE-3171

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