

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Greystone Cove, LLP
Suite 1200
820 Shades Creek Parkway
Birmingham, Alabama 35209

Inst # 1998-14859

Inst # 1998-14860

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 10th day of March, 1998 by DANTRACT, INC., an Alabama corporation ("Grantor"), in favor of GREYSTONE COVE, LLP, an Alabama registered limited liability partnership ("Grantee").

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following:

VALUE = \$1,700,000⁰⁰

1. Ad valorem taxes due and payable October 1, 1998 and for all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. All easements, restrictions, reservations, agreements, rights-of-way, buildings setback lines and any other matters of record.

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

IN WITNESS WHEREOF, the undersigned Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANTRACT, INC., an Alabama corporation

By: Charles W. Daniel

Charles W. Daniel, Its President

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Daniel, whose name as President of Dantract, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16 day of March, 1998.

Tamela H.

Notary Public

My Commission Expires: 8/27/2001

This instrument prepared by and
upon recording should be returned to:

Stephen R. Monk, Esq.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203
(205) 521-8429

EXHIBIT A

Legal Description of Dantract Property

Parcel II:

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run on an assumed bearing of South $89^{\circ}35'37''$ West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 961.13 feet to a point; thence run North $30^{\circ}07'13''$ East for a distance of 506.56 feet to an iron pin found at the point of beginning; thence continue along last stated course for a distance of 74.12 feet to a point; thence run North $36^{\circ}49'59''$ East for a distance of 196.00 feet to a point; thence run South $10^{\circ}11'34''$ East for a distance of 231.75 feet to a point; thence run South $57^{\circ}16'23''$ East for a distance of 253.58 feet to a point on the Northwest right-of-way line of Dunnivant Valley Road; thence run South $36^{\circ}48'51''$ West along said Northwest right-of-way line for a distance of 41.58 feet to a 2" capped iron found on a curve to the left having a radius of 5769.60 feet and a central angle of $0^{\circ}19'52''$ and a radial bearing in of South $53^{\circ}09'16''$ East; thence run in a Southwesterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 33.34 feet to an iron pin found; thence run North $60^{\circ}43'02''$ West for a distance of 417.55 feet to the point of beginning.

Inst # 1998-14860

04/24/1998-14860
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 1714.50