

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

Inst # 1998-15799

**KNOW ALL BY THESE PRESENTS**, that in consideration of **Three Hundred Seventy Five Thousand & no/100 Dollars (\$375,000.00)**, to the undersigned grantor, **Trivest Enterprises**, an Alabama general partnership whose sole general partners are Dan C. Hedrick and John M. DesRochers (the "Grantor"), in hand paid by **Charles L. Angel and Donna Z. Angel** (collectively the "Grantees") the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees the following described real estate, situated in Shelby County, Alabama:

A parcel of land located in the East 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said East 1/2 of said SW 1/4; thence in a Southerly direction along the West line of said East 1/2, a distance 874.79 feet to the point of beginning; thence continue along last described course a distance of 155.16 feet; thence 87 degrees 44 minutes left in an Easterly direction a distance 280.97 feet to a point on the Westerly right of way line of Business Center Drive; thence 92 degrees 16 minutes left in a Northerly direction along said right of way line a distance 155.16 feet; thence 87 degrees 44 minutes left, in a Westerly direction a distance of 280.97 feet to the point of beginning. Said parcel being located in the Valleydale Business Center as recorded in Map Book 8, Page 170, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**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. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 523; Deed Book 139, Page 157; Deed Book 167, Page 104; Deed Book 352, Page 597; and Deed Book 219, Page 582.
4. Right of Way granted to Shelby County, Alabama as recorded in Deed Book 177, Page 29.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of exercise of such rights as recorded in Deed Book 111, Page 625; and Deed Book 127, Page 140.
6. Easements and building line as shown on Map Book 8, Page 170.
7. Declaration of Protective Covenants as recorded in Real Book 9, Page 883.

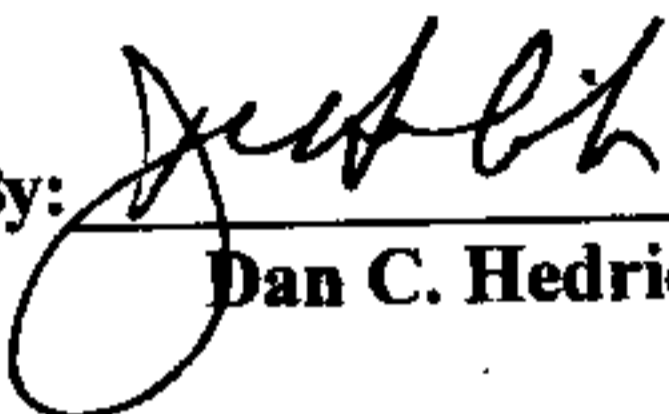
**TO HAVE AND TO HOLD**, To the said Grantee their heirs and assigns forever.

05/01/1998-15799  
09:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00

And said Grantor does for itself, its successors and assigns, covenant with said Grantees their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor by its general partner, Dan C. Hedrick, who is authorized to execute this conveyance, has executed and delivered this instrument, this the 29th day of April, 1998.

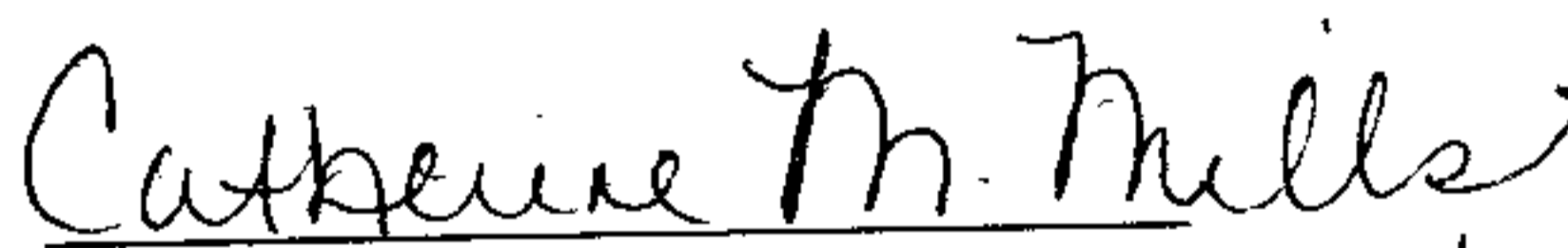
**TRIVEST ENTERPRISES, a Partnership**

By:   
Dan C. Hedrick, general partner

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dan C. Hedrick** whose name as a general partner of **Trivest Enterprises**, a 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 general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this 29th day of April, 1998.

  
Notary Public  
My Commission Expires: 11-2-98

RE-3214

**THIS INSTRUMENT WAS PREPARED BY:**  
James E. Vann, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, Alabama 35209  
(205) 414-1212

**SEND TAX NOTICE TO:**  
Charles L. Angel and Donna Z. Angel  
154 Business Center Drive  
Pelham, AL 35244

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