

This instrument was prepared by:

Name: James E. Roberts

Address: P.O. Box 370004, Birmingham, Alabama, 35237

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred, eighty thousand, three hundred, ten dollars and 90/100 (\$180,310.90), to the undersigned grantor, I-65 Investment Properties, in hand paid by Chen Realty Co., Inc. the receipt of which is hereby acknowledged, the said does by these presents, grant, bargain, sell and convey unto the said Chen Realty Co., Inc., the following described real estate, situated in Shelby County, Alabama:

See Exhibit A

Subject to the covenants and restrictions of record

Subject to the covenants and restrictions attached and described in Exhibit B.

TO HAVE AND TO HOLD, To the said Chen Realty Co., Inc.

And said I-65 Investment Properties does for itself, its successors and assigns, covenant with said Chen Realty Co., Inc., his 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 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said I-65 Investment Properties by its general partners, Wayne Booth and James L. Clayton who are authorized to execute this conveyance, has hereto set their signature and seal, this the 4th day of May 1998.

ATTEST:

I-65 Investment Properties

By: Wayne Booth
Wayne Booth, a general partner

By: James L. Clayton
James L. Clayton, a general partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, James E. Roberts a Notary Public in and for said County, in said State, hereby certify that Wayne Booth and James L. Clayton, general partners for I-65 Investment Properties, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, with full authority, executed the same voluntarily for and as an act of said partnership.

Given under my hand and official seal, this the 4th day of May, 1998.

James E. Roberts
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 7, 2001
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

3250 Galleria Circle
Bham 35244

05/12/1998-17437
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 70.50

Inst # 1998-17437

EXHIBIT A

Parcel One

Lot 2, of Airpark Plaza, as recorded in Map Book 19, Page 36, in the Office of the Shelby County Judge of Probate, State of Alabama

Parcel Two

The South seventeen feet of Lot 3, Airpark Plaza as recorded in Map Book 19, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows:

Commence at the Southeast corner of Lot 3,, Airpark Plaza as recorded in Map Book 19, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning, thence run South 77 degrees 42' 13" West along the North line of Lot 2 a distance of 295.10 feet to the East right of way of Shelby County Road 87 at a point along a curve to the left, concave Westerly with a radius of 1792.59 feet, a chord length of 17.07 feet and a chord bearing of North 7 degrees 17'30" West; thence run Northerly, then Northwesterly along the arc of said curve 17.07 feet; thence run North 77 degrees 42' 13" East a distance of 287.47 feet to the Easterly line of Lot 3; thence run South 32 degrees 10'17" East a distance of 18.08 feet to the Point of Beginning.

Exhibit B

1. Grantor acquired this property from the Mead Land Services, Inc. Incident to such conveyance, I-65 Investment Properties, Inc. agreed to release and hold Mead Land Services, Inc. harmless for any incident, injury or accident relating to any past mining operation. Grantee likewise releases Grantors on the same terms as recorded in Shelby County Real Volume 352, Page 805.
2. It is the intention of the Grantors, herein to convey to Grantee, herein, any mineral and mining rights incident thereto owned by Grantors.
3. Grantors hereunder covenant and agree with Grantees, their heirs and assigns that for themselves now and upon the conveyancy of Lots 2 and 3 of Airpark Plaza as recorded in Map Book 19, Page 36 in the Office of the Judge of Probate in Shelby County, Alabama, Grantors will place a covenant running with the land that such Lots 2 and 3 will not be used for a gasoline and oil distribution center or sale of liquor. Grantors shall not be responsible for the enforcement and/or breach of the aforementioned covenants.
4. It is the position of Grantors that the intent of deed restrictions on the sale of liquor infers sale of liquor for "off premises" consumption. Prohibition concerning lots 2 & 3 do not affect grantee herein from operating a restaurant with an "on premise" liquor license. In no event should the sale of wine, beer, etc. on premises be deemed to be prohibited on the lots subject to this conveyance.
5. Grantors warrant the property conveyed hereunder is zoned B-2

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