

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

SB-Birmingham Real Estate LLC

NAME William H. Halbrooks
704 Independence Plaza
ADDRESS Birmingham, Alabama 35209

P.O. Box 35238
B'ham, AL 35238

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Jefferson COUNTY

That in consideration of One Hundred Seventy-Five Thousand and no/100-----(\$175,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, *
or we, Frank B. LaRussa, a married man
and Lee Hines, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SB-Birmingham Real Estate, LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

The property conveyed herein does not constitute the homestead of the
grantors named herein nor that of their spouses.

Inst # 1998-24026

06/29/1998-24026
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 36.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 9th
day of June, 19 98.

(Seal)

Frank B. LaRussa (Seal)
Frank B. LaRussa

(Seal)

Lee Hines (Seal)
Lee Hines

(Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Frank B. LaRussa and Lee Hines
whose name s 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 9th day of June A. D., 19 98

EXHIBIT "A"

Part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 19 South, Range 1 West and being more particularly described as follows:

Begin at the northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 19 South, Range 1 West; thence run in a southerly direction along the East line of said 1/4-1/4 section for a distance of 335.13 feet to the northerly right of way line of an unnamed public road; thence turn $72^{\circ}18'13''$ to the right and run along said right of way line a distance of 178.71 feet to the point of beginning of a curve to the left, said curve to the left having a radius of 410.04 feet and being subtended by a central angle of $13^{\circ}54'17''$, thence run along the arc of said curve to the left for a distance of 99.51 feet to the end of said curve to the left; thence at tangent to said curve to the left continue along said right of way line for a distance of 104.40 feet; thence turn $121^{\circ}32'25''$ to the right for a distance of 486.25 feet to the north line of said 1/4-1/4 section; thence turn $90^{\circ}10'36''$ to the right and run along said 1/4-1/4 line a distance of 349.94 feet to the point of beginning.

Situated in Shelby County, Alabama.

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