

SEND TAX NOTICE TO:

LISA OROS
2252 PELHAM PKWY.
PELHAM, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **FES PROPERTIES**, an Alabama general partnership (the "Grantor"), by **LISA OROS**, an individual resident of the State of Alabama (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Shelby County, Alabama and described on the attached **Exhibit "A."**

This conveyance is subject to the Permitted Exceptions identified on the attached **Exhibit "B."**

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

The Grantor, for itself and for its successors and assigns, does hereby covenant and agree that, except for the Permitted Exceptions, it shall forever specially warrant and defend title to said Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming the same, or any part thereof, by, through, or under the Grantor, but not further or otherwise.

07/02/1998-24910
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MEL 19.50

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul J. Spina, Jr. whose name as General Partner of FES Properties, an Alabama general partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

GIVEN under my hand and official seal this the 1st day of July, 1998.

NOTARY PUBLIC Debra Porter
My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 3, 1999

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marc Eason, whose name as General Partner of FES Properties, an Alabama general partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

GIVEN under my hand and official seal this the 4 day of July, 1998.

NOTARY PUBLIC Quinn Carlson
My Commission Expires: 3/12/2001

\$ 10.00 of the consideration recited herein was paid from the proceeds of a real estate mortgage recorded contemporaneously herewith.


THIS INSTRUMENT PREPARED BY:

Erin O. Brooks
Walston, Wells, Anderson, & Bains, LLP
505 20th Street North
Suite 500
Birmingham, AL 35203

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this
1st day of July, 1998.

GRANTOR:

FES PROPERTIES, an Alabama general partnership

By: 
Name: Paul J. Spina, Jr.
Title: General Partner


By: 
Name: Marc Eason
Title: General Partner

EXHIBIT "A"

A parcel of land situated in part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of Lot 1 of FES Addition to Alabaster, as recorded in Map Book 18, page 96, in the Office of the Probate Judge of Shelby County, Alabama; thence run Northwesterly along the extended South line of said Lot 1 for 8.01 feet; thence $90^{\circ}00'00''$ left and run Southwesterly for 50.00 feet to the NW corner of the property herein described, said corner being the point of beginning; thence $03^{\circ}50'16''$ left and run Southwesterly for 354.37 feet to a point on the North line of Lot 117 of Siluria Mills as recorded in Map Book 5, page 10, in the Office of the Probate Judge of Shelby County, Alabama; thence $100^{\circ}05'00''$ left and run Northeasterly along part of the North line of said Lot 117 and along Lot 118 of said Siluria Mills for 118.16 feet to the NE corner of said Lot 118, said corner being on the West property line of Lot 121 of said Siluria Mills; thence $90^{\circ}00'00''$ left and run Northwesterly along part of said Lot 121 and along Lot 122 of said Siluria Mills for 98.00 feet to the NW corner of said Lot 122; thence $87^{\circ}34'10''$ right and run Northeasterly along the North property line of said Lot 122 for 85.58 feet to a point on the West right of way line of Alabama Highway No. 119, said point also being the beginning of a curve to the right, thence $83^{\circ}28'45''$ left to become tangent to said curve, said curve subtending a central angle of $07^{\circ}45'03''$ and having a radius of 1,352.49 feet; thence run Northeasterly along the arc of said curve and along the said right of way line for 182.96 feet to the end of said curve and the beginning of a new a curve to the left, said curve subtending a central angle of $87^{\circ}55'11''$ and having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve for 38.36 feet to a point; thence at tangent to said curve run Northwesterly along a line 50.00 feet South of and parallel to said South line of said Lot 1 of said FES Addition to Alabaster for 153.02 feet to the point of beginning.

Situated in Shelby County, Alabama.

Exhibit B
Permitted Exceptions

- (1) Taxes and assessments for the year 1998 and subsequent years, which are not yet due and payable.
- (2) 50 foot building line, as shown on the proposed FES Addition to Alabaster Number Three prepared by Miller, Triplett and Miller Engineers, Inc. dated May 11, 1998 ("Proposed Map").
- (3) 15 foot easement, as shown on the Proposed Map.
- (4) Easement for water main, sanitary sewer and power poles shown on the survey of Joseph H. Miller, Jr. dated May 9, 1989.
- (5) Right of Way granted to Alabama Power Company as recorded in Volume 226, Page 1; Volume 126, Page 336; and Volume 121, Page 255 in the Probate Office of Shelby County, Alabama (the "Probate Office").
- (6) Right of Way to Southern Bell Telephone and Telegraph Company as recorded in Volume 285, Page 512 in the Probate Office.
- (7) Right of Way to Alabaster Water Company as recorded in Volume 146, Page 211 in the Probate Office.
- (8) Right of Way to Shelby County as recorded in Volume 129, Page 541 in the Probate Office.
- (9) Coal, oil, gas and other mineral interests in, to or under the Property.
- (10) Any other instruments of record.

Inst # 1998-24910

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