

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

GENERAL WARRANTY DEED

350, 82  
H

THIS WARRANTY DEED made this 20<sup>th</sup> day of July, 1998, by RONALD P. BUFFINGTON and RICK A. SIZEMORE, both married men conveying non-homestead property, hereinafter collectively called the "Grantor", and U.S. 280 PROPERTIES, LTD., an Alabama limited partnership, hereinafter called the "Grantee".

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Shelby County, Alabama, to-wit:

See the real property described on Exhibit A, attached hereto and included herein by reference.

SUBJECT TO:

1. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 38, Page 747.
2. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 404; Volume 111, Page 406; Volume 136, Page 312 and Real Volume 48, Page 49.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to October 1, 1997.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed the day and year first above written.

  
RONALD P. BUFFINGTON  
  
RICK A. SIZEMORE

Inst \*  
1998-29871

07/31/1998-29871  
12:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 000  
001 000

08/03/1998-29871  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD .00

Inst \*  
1998-29871

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD P. BUFFINGTON, a married man conveying non-homestead property, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of July, 1998.

  
NOTARY PUBLIC  
My Commission Expires: 3/1/2000

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICK A. SIZEMORE, a married man conveying non-homestead property, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of July, 1998.

  
NOTARY PUBLIC  
My Commission Expires: 3/1/2000

THIS INSTRUMENT PREPARED BY: Inst # 1998-29261

Terry W. Gloor, Esq.  
JOHNSTON & CONWELL, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, AL 35209-4510

07/31/1998-29261  
12:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRM 361.00

**EXHIBIT A**

Lot 1-C, according to the Resurvey of Lot 1-A of Resurvey of Lot 1 of B & S Subdivision,  
as recorded in Map Book 11, Page 77, in the Probate Office of Shelby County, Alabama.

Lot # 1998-29871

08/05/1998-29871  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCD .00