

Value * 17,000.00

Send tax notice to:
Greensprings Associates, Inc.
833 Greensprings Highway
Birmingham, Alabama 35209

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

Inst. # 1998-33435

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real property, the receipt and sufficiency of which are hereby acknowledged, Birmingham Realty Company, an Alabama corporation ("Grantor") does hereby grant, bargain, sell, and convey unto Greensprings Associates, Inc., an Alabama corporation ("Grantee"), subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the northeast quarter of the southwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of the southeast quarter of the southwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a northerly direction along the west line of said 1/4-1/4 section a distance of 1048.33 feet to a point; thence 66°52'40" to the right in a northeasterly direction a distance of 210.13 feet to a point; thence 16°06'07" to the right in a northeasterly direction a distance of 109.35 feet to a point; thence 18°54'05" to the left in a northeasterly direction a distance of 117.46 feet to a point; thence 67°45'50" to the right in a southeasterly direction a distance of 20.00 feet to a point; thence 90°00' to the left in a northeasterly direction a distance of 568.78 feet to a point on the southerly right-of-way of U.S. Highway #280; thence 90°26'05" to the right in a southeasterly direction a distance of 38.32 feet along said right-of-way line to a point; thence 90°00' to the left in a northeasterly direction a distance of 210.00 feet along said right-of-way line to a point; thence 24°53' to the right in a northeasterly direction a distance of 151.47 feet along said right-of-way line to a

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ALABAMA Title

northeasterly direction a distance of 108.85 feet to the point of beginning; thence $38^{\circ}41'58''$ to the left in a northeasterly direction a distance of 101.53 feet to a point; thence $128^{\circ}41'58''$ to the right in a southeasterly direction a distance of 63.48 feet to a point; thence $90^{\circ}00'$ to the right in a southwesterly direction a distance of 79.24 feet to the point of beginning.

TOGETHER WITH the easements and rights granted pursuant to that certain Declaration of Covenants, Easements, and Restrictions by and between Grantor and Grantee recorded simultaneously herewith

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 1998 tax year and thereafter
2. Declaration of Covenants, Easements, and Restrictions by and between Grantor and Grantee recorded simultaneously herewith
3. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 104, page 525, Deed Book 218, page 641, Deed Book 220, page 335, and Deed Book 102, page 138
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 13, page 180, in said Probate Office

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 20th day of August, 1998.

BIRMINGHAM REALTY COMPANY

By: 

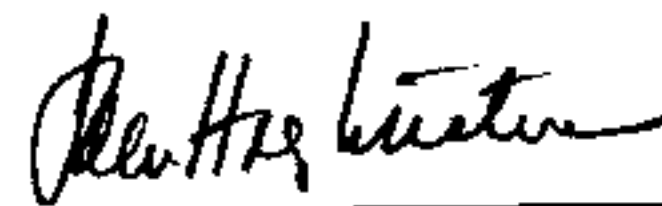
Russell M. Cunningham III
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham III, whose name as President of Birmingham Realty Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal the 19th day of August, 1998.



Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

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