

Send tax notice to:
Birmingham Realty Company
2118 First Avenue North
Birmingham, Alabama 35203

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

STATE OF ALABAMA

SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) in hand paid to Stanley L. Chesser, a married man ("Grantor"), by Birmingham Realty Company, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the SE corner of the SW $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 9 degrees 29 minutes 40 seconds West a distance of 2092.25 feet to the north right of way line of U.S. Highway No. 280 for the point of beginning; thence North 10 degrees 37 minutes 04 seconds West a distance of 270.99 feet to the South right of way line of Shelby County Road No. 280; thence South 77 degrees 07 minutes 37 seconds West along said road right of way line for a distance of 150.19 feet; thence South 10 degrees 38 minutes 27 seconds East a distance of 265.08 feet to the North right of way line of U.S. Highway No. 280; thence North 79 degrees 22 minutes 56 seconds East along said highway right of way line for a distance of 149.97 feet to the point of beginning; being a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama.

Grantor hereby certifies that the above described property does not constitute his homestead (as defined by Section 6-10-2 of the Code of Alabama (1975)).

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

1. Ad valorem taxes for the year 1998 and subsequent years.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 218, page 641, Deed Book 102, page 138, Real 44, page 78,

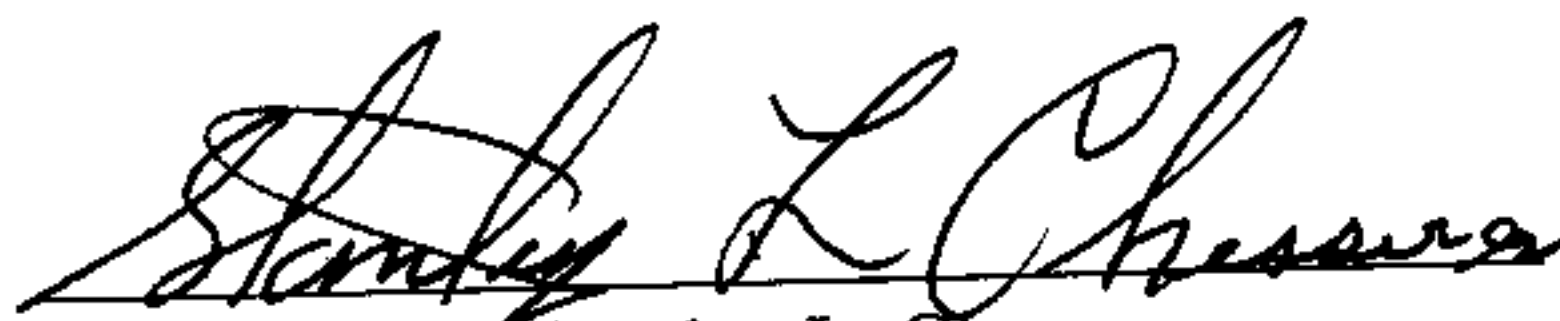
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SHELBY COUNTY JUDGE OF PROBATE
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ALABAMA TITLE

- Deed Book 104, page 525 and Deed Book 220, page 335 in the Probate Office of Shelby County, Alabama.
3. Rights-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320, page 931 and Deed Book 336, page 230 in said Probate Office.
 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.

Grantor does for himself, his heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this the 31st day of August, 1998.

 [SEAL]
Stanley L. Chesser

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Stanley L. Chesser, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 1998.



Notary Public

My commission expires:

9-17-98

[NOTARIAL SEAL]

Inst. # 1998-34239

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