

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL BY THESE PRESENTS, that in consideration of **Two Hundred Thirteen Thousand & 00/100 Dollars (\$213,000.00)**, to the undersigned grantor, **Doris M. Bearden**, an unmarried woman (hereinafter referred to as the "Grantor"), in hand paid by **Attic Plus** (the "Grantee"), an Alabama general partnership whose sole general partners are **D. Frank Davis** and **Samuel R. Flowers**, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

SUBJECT TO AND EXCEPT FOR:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
2. Right of way granted to Alabama Power Company recorded in Deed Book 187, Page 51; Deed Book 109, Page 491 and Deed Book 247, Page 391, in the Probate Office of Shelby County, Alabama.
3. Right of way granted Shelby County recorded in Deed Book 95, Page 519.

Note: Doris M. Bearden represents and warrants that she is the surviving grantee of deed recorded in Deed Book 233, Page 428, in the Probate Office of Shelby County, Alabama, the other grantee, James E. Bearden having died on or about November 30, 1997.

Note: All of above consideration represents the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

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

And said Grantor does for herself her heirs and assigns, covenant with said Grantee its successors and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 12th day of November, 1998.

Doris M. Bearden
Doris M. Bearden 1998-45298
Inst

11/16/1998-45298
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Doris M. Bearden** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 1998.

Catherine B. Hill
Notary Public

11-2-02
My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Attic Plus, an Alabama general partnership
4748 Cahaba River Road
Birmingham, AL 35243
RE-3745

EXHIBIT A

Begin at a point 800 feet west of the SE corner of the SE 1/4 of the Southeast 1/4, Section 31, Township 18, Range 1 West; thence run west along the south line of said quarter-quarter section a distance of 200 feet; thence run north, parallel with the east line of said quarter-quarter section a distance of 220.5 feet; thence run east, parallel with the south line of said quarter-quarter section a distance of 200 feet; thence run south parallel with the east line of said quarter-quarter section a distance of 220.5 feet to the point of beginning.

Also an easement for ingress and egress to and from the above described parcel, said easement over and across the following described property: Begin at the NW corner of the above described parcel and run thence north, parallel with the east line of said quarter-quarter section to the south right of way line of the Florida Short Route Highway; thence east along said south right of way line of said highway to a point which is 985 feet west of the east line of said quarter-quarter section; thence south, parallel with the east line of quarter-quarter section to the north line of above described parcel; thence west along the north line of said above described parcel, a distance of 15 feet to the point of beginning.

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