

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
PELHAM 4 PARTNERS LLC
90 SYSTEMS REALTY, INC.
P.O. BOX 360385
BIRMINGHAM, AL.

35236

**TITLE NOT EXAMINED BY PREPARED
WARRANTY DEED**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and No/100 Dollars (\$10.00) and other good and valuable considerations**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Pelham 4 Partners, an Alabama General Partnership** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Pelham 4 Partners, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way; (3) mineral and mining rights not owned by Grantors; (4) rights of parties in possession under leases.

Grantee herein expressly assumes and agrees to pay all debt of Grantor to Union State Bank, Birmingham, Alabama evidenced by Mortgages, Assignments of Leases, Rents and Profits and UCC-1 financing statements (and Security Agreements) all encumbering the real property described on Exhibit A attached hereto and incorporated by reference herein which Mortgages, Assignments and financing statements are recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Edgar M. Stover and Robert M. Miller are the only partners in Pelham 4 Partners, an Alabama General Partnership and have full authority to execute this conveyance.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of October, 1998.

**PELHAM 4 PARTNERS, AN
ALABAMA GENERAL PARTNERSHIP**

By: 
Its: General Partner

By: 
Its: General Partner

Inst. # 1998-47480

STATE OF ALABAMA)

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12/01/1998-47480
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRK 14.50

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Edgar M. Stover and Robert M. Miller as General Partners of Pelham 4 Partners, an Alabama General Partnership, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of Oct, 1998.



Notary Public

My Commission Expires: 3.1.2002

EXHIBIT 'A'

PELHAM 4 PARTNERS, AN ALABAMA GENERAL PARTNERSHIP TO
PELHAM 4 PARTNERS, LLC

PARCEL 21

Commence at the NW Corner of Section 6, Township 20 South, Range 2 West; thence S 41deg-56'-23" E a distance of 1629.25' to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence S 82deg-16'-18" E and along said right-of-way of Amphitheater Road a distance of 165.29' to the POINT OF BEGINNING; thence continue along the last described course a distance of 230.68'; thence S 9deg-58'-13" W a distance of 176.28'; thence N 82deg-16'-18" W a distance of 223.78'; thence N 7deg-43'-42" E a distance of 176.15' to the Point of Beginning. Said parcel contains 0.92 acres (40,026 square feet), more or less.

PARCEL 31

Commence at the NW Corner of Section 6, Township 20 South, Range 2 West; thence S 41deg-56'-23" E a distance of 1629.25' to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence S 82deg-16'-18" E and along said right-of-way of Amphitheater Road a distance of 395.97'; thence S 9deg-58'-13" W a distance of 176.28' to the POINT OF BEGINNING; thence continue along the last described course a distance of 15.92'; thence S 18deg-55'-25" W a distance of 106.28'; thence N 83deg-43'-00" W a distance of 392.75' to a point on the southeasterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left and concave northwesterly having a radius of 2964.93' and a central angle of 2deg-31'-39"; thence along said right-of-way and the arc of said curve a distance of 130.80', said arc subtended by a chord which bears N 13deg-45'-19" E a distance of 130.78', to the end of said curve; thence S 82deg-16'-18" E a distance of 400.15' to the Point of Beginning. Said parcel contains 1.14 acres (49,574 square feet), more or less.

PARCEL 41

Commence at the NW Corner of Section 6, Township 20 South, Range 2 West; thence S 41deg-56'-23" E a distance of 1629.25' to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence S 82deg-16'-18" E and along said right-of-way of Amphitheater Road a distance of 395.97'; thence S 9deg-58'-13" W a distance of 192.20'; thence S 18deg-55'-25" W a distance of 106.28' to the POINT OF BEGINNING; thence continue along the last described course a distance of 43.22'; thence S 21deg-53'-52" W a distance of 201.66'; thence N 68deg-07'-56" W a distance of 246.15'; thence N 64deg-10'-39" W a distance of 121.78' to a point on the southeasterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left and concave northwesterly having a radius of 2964.93' and a central angle of 2deg-32'-32"; thence along said right-of-way and the arc of said curve a distance of 131.55, said arc subtended by a chord which bears N 16deg-17'-25" E a distance of 131.54'; thence S 83deg-43'-00" E a distance of 392.75' to the Point of Beginning. Said parcel contains 1.65 acres (71,630 square feet), more or less.

ALL SITUATED IN SHELBY COUNTY AL

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09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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