

THIS INSTRUMENT WAS PREPARED BY:

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3100 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Eddleman Properties, Inc.
Attn: Douglas D. Eddleman
2700 U.S. Highway 280, Ste. 325
Birmingham, Alabama 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of the exchange of like kind property, **BISSELL REALTY, INCORPORATED**, an Alabama corporation, (the "Grantor"), does hereby grant, bargain, sell and convey to **EDDLEMAN PROPERTIES, INC.**, an Alabama corporation, (the "Grantee"), the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto which is made a part hereof by this reference. Said real estate is conveyed subject to the following exceptions.

1. Ad valorem taxes for the current year which are lien, but not yet due and payable.
2. Easements, restrictions and rights-of-way of record.
3. Any reservation of coal, oil, gas and other mineral interests of record.

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

And the Grantor does for itself, and for its respective successors and assigns, covenant with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said real estate; that the same is free from all encumbrances, unless otherwise noted herein; that the Grantor has a good right to sell and convey the same as aforesaid; and that the Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns, forever against the lawful claims of all persons, except as noted on herein.

IN WITNESS WHEREOF, the undersigned Grantor has hereinafter set its hand and seal this 17th day of December, 1998.

BISSELL REALTY, INCORPORATED
an Alabama corporation

By:

Harold E. Bissell
Harold E. Bissell, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Harold E. Bissell**, whose name as President of **Bissell Realty, Incorporated**, an Alabama corporation, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing, 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 of office this 17th day of December, 1998.

Carol J. Gable
NOTARY PUBLIC

My Commission Expires: 11-16-2000

Inst # 1998-30654

EXHIBIT A

STATE OF ALABAMA)
COUNTY OF SHELBY)

A part of Tracts 1, 2, 3 & 4 of D.N. Lee Estates as recorded in Map Book 3, Page 115, in the Office of the Judge of Probate, Shelby County, Alabama, and also being the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 18 South, Range 1 West, being more particularly described as follows:

Begin at an iron pin locally accepted to be the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and also being the Northwest corner of said Tract 4; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and also along the West line of Tracts 4, 3, 2 & 1 in said D.N. Lee Estates for a distance of 1,077.51 feet to an iron pin found; thence turn an angle to the left of 90°36'37" and run in an Easterly direction for a distance of 310.02 feet to a point; thence turn an angle to the left of 89°23'23" and run in a Northerly direction for a distance of 736.70 feet to a point; thence turn an angle to the right of 20°05'51" and run in a Northeasterly direction for a distance of 189.97 feet to a point; thence turn an angle to the right of 35°41'41" and run in a Northeasterly direction for a distance of 294.91 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and also on the North line of said Tract 4; thence turn an angle to the left of 146°24'41" and run in a Westerly direction along said North line for a distance of 619.20 feet to the point of beginning. Said parcel containing 8.50 acres, more or less.

Inst # 1998-50654

12/18/1998-50654
04:03 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE