

THIS INSTRUMENT PREPARED BY:

Robert R. Sexton, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Eddleman Properties Inc
2700 Hwy 280 East Suite 325
Birmingham, AL 35223

Inst # 1998-51423

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **JOSEPH A. SALLA, a married man** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **EDDLEMAN PROPERTIES, INC., an Alabama corporation** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE **EXHIBIT A**, ATTACHED HERETO, AND INCORPORATED HEREIN BY REFERENCE THERETO.

SUBJECT TO all easements, restrictions, rights of ways and reservations, if any, which appear of record and which affect the subject property.

NOTE: The above referenced property does not constitute the homestead or residence of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


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administrators 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 hand and seal this 1st day of December, 1998.


JOSEPH A. SAIIA

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOSEPH A. SAIIA**, 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, he executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

My Commission Expires: 8/27/01

(SEAL)

EXHIBIT A

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at an iron pin found locally accepted to be the NE corner of said Section 17; thence run West along the North line of said Section 17 for a distance of 1,324.22 feet to the NW corner of said 1/4 1/4 Section; thence turn an angle to the left of 91 deg. 33 min. 43 sec. and run in a Southerly direction along the West line of said 1/4 1/4 Section for a distance of 578.26 feet to a point; thence turn an angle to the left of 88 deg. 26 min. 17 sec. and run in a Easterly direction for a distance of 1,066.01 feet to an iron pin set; thence turn an angle to the right of 91 deg. 09 min. 07 sec. and run in a Southerly direction for a distance of 93.30 feet to an iron pin set; thence turn an angle to the right of 7 deg. 32 min. 35 sec. and run in a Southwesterly direction for a distance of 199.34 feet to an iron pin set; thence turn an angle to the left of 30 deg. 35 min. 20 sec. and run in a Southeasterly direction for a distance of 139.01 feet to an iron pin set; thence turn an angle to the left of 70 deg. 42 min. 01 sec. and run in a Northeasterly direction for a distance of 223.85 feet to an iron pin set; thence turn an angle to the left of 67 deg. 51 min. 45 sec. and run in a Northeasterly direction for a distance of 30.53 feet to an iron pin set on the East line of said 1/4 1/4 Section; thence turn an angle to the left of 20 deg. 12 min. 48 sec. and run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 958.53 feet to the point of beginning; being situated in Shelby County, Alabama.

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