

Send Tax Notice To:

Cox Enterprises, L.L.C.

This Instrument Prepared By:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
400 Shades Creek Parkway  
Suite 100  
Birmingham, Alabama 35209

Inst # 1999-02697

01/20/1999-02697

01:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 12.00

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **EES JOINT VENTURE, an Alabama General Partnership** (herein collectively referred to as Grantor) do grant, bargain, sell and convey unto **COX ENTERPRISES, L.L.C.**, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Southpark, being a resurvey of Lot 1 of Sunlink Subdivision, as recorded in Map Book 20, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due and payable October 1, 1999.
2. Building setback line(s) as shown by recorded plat.
3. Easements as shown by recorded plat, including 20 feet along the Westerly side, 10 feet along the Southerly side and an irregular along the Southeasterly corner of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. # 1997-22108 in the Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, Page 523; Deed Book 139, Page 157; Deed Book 219, Page 586; Deed Book 251, Page 886; Deed Book 292, Page 356 and Deed Book 319, Page 40 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 358, Page 836 in Probate Office.
7. Easement(s) to Harbert Equitable Joint Venture as shown by instrument recorded in Real 267, Page 420 in Probate Office.
8. 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 127, Page 140 in Probate Office.

9. Agreement between Harbert Equitable Joint Venture dated February 15, 1990 and recorded as Inst. # 1996-744, with stipulations, conditions and covenants contained therein.

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

**IN WITNESS WHEREOF**, the undersigned has hereto set its hand and seal this 15<sup>th</sup> day of January, 1999.

**EES JOINT VENTURE**, an Alabama General Partnership

By: **EES DEVELOPMENT CORPORATION**,  
As Managing General Partner

By:  [SEAL]  
**MARC A. EASON**  
Its President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARC A. EASON, whose name as President of EES DEVELOPMENT CORPORATION, as Managing General Partner of EES JOINT VENTURE, an Alabama General Partnership, 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation, acting in its capacity as Managing General Partner on the day the same bears date.

Given under my hand and official seal, this 15<sup>th</sup> day of January, 1999.

  
Notary Public - Claude M. Moncus  
My Commission Expires: 12/28/99

Inst. # 1999-02697

Page 2 of 2  
01:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00