

725,000.00

Chelsea Shopping Center

Send tax notice to:  
The Barber Companies, Inc.  
27 Inverness Center Parkway  
Birmingham, Alabama 35242

This instrument prepared by:  
John E. Hagefstration, Jr.  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203-2736

STATE OF ALABAMA )

SHELBY COUNTY )

# STATUTORY WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **BIRMINGHAM REALTY COMPANY**, an Alabama corporation ("Grantor") by **THE BARBER COMPANIES, INC.**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever; subject, however, to ad valorem taxes for the year 1999 and subsequent years and all easements, restrictions, rights of way, covenants and other matters of record which are applicable to the above-described property.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 3<sup>RD</sup> day of February, 1999.

**BIRMINGHAM REALTY COMPANY**  
By: [Signature]  
Its: PRESIDENT

Inst # 1999-05124

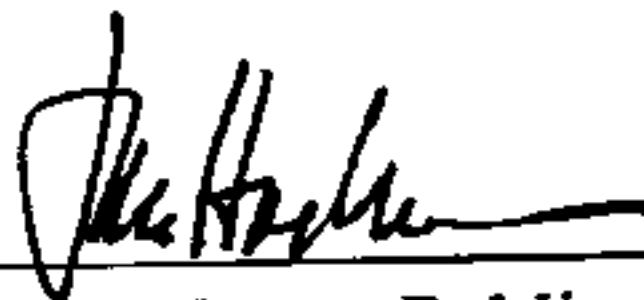
02/05/1999-05124  
09:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MMS 6743.50

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham, III, whose name as President of Birmingham Realty Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 this the 3rd day of February, 1999.



Notary Public

[NOTARIAL SEAL]

My commission expires: 9-14-02

## **EXHIBIT A**

### **Legal Descriptions for CHELSEA CORNERS**

#### **Parcel I (Instrument #1996/11737)**

A parcel of land situated in the East 1/2 of the S.W. 1/4 and the West 1/2 of the S.E. 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the S.E. 1/4 of the S.W. 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the West line of said 1/4-1/4 section a distance of 1048.33 feet to a point; thence  $66^{\circ}52'40''$  to the right in a Northeasterly direction a distance of 210.13 feet to a point; thence  $16^{\circ}06'07''$  to the right in a Northeasterly direction a distance of 109.35 feet to a point; thence  $18^{\circ}54'05''$  to the left in a Northeasterly direction a distance of 117.455 feet to a point; thence  $67^{\circ}45'50''$  to the right in a Southeasterly direction a distance of 20.00 feet to a point; thence  $90^{\circ}00'$  to the left in a Northeasterly direction a distance of 568.7775 feet to a point; thence  $90^{\circ}26'05''$  to the right in a Southeasterly direction a distance of 38.22 feet to a point; thence  $90^{\circ}00'$  to the left in a Northeasterly direction a distance of 104.94 feet to a point; thence  $89^{\circ}00'15''$  to the right in a Southeasterly direction a distance of 97.095 feet to the POINT OF BEGINNING; thence continue along the last stated course a distance of 154.31 feet to a point; thence  $89^{\circ}59'35''$  to the left in a Northeasterly direction a distance of 490.77 feet to a point on the Southeasterly right-of-way line of U.S. Highway #280; thence  $39^{\circ}04'58''$  to the right in a Northeasterly direction along said highway right-of-way a distance of 59.66 feet to a point; thence  $89^{\circ}51'10''$  to the right in a Southeasterly direction a distance of 768.13 feet to a point; thence  $90^{\circ}00'$  to the right in a Southwesterly direction a distance of 411.32 feet to a point; thence  $90^{\circ}00'$  to the right in a Southwesterly direction a distance of 105.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 20.00 feet and a central angle of  $90^{\circ}00'$ ; thence Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 31.42 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction a distance of 285.11 feet to a point; thence  $98^{\circ}39'02''$  to the right in a Northerly direction a distance of 31.79 feet to the P.C. (point of curve) of a curve to the right having a radius of 960.00 feet and a central angle of  $24^{\circ}24'46''$ ; thence Northerly and Northeasterly along the arc of said curve a distance of 409.04 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve a distance of 52.62 feet to the POINT OF BEGINNING.



Parcel II (Instrument #1996/11737)

A parcel of land situated in the East 1/2 of the S.W. 1/4 and the West 1/2 of the S.E. 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the S.E. 1/4 of the S.W. 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the West line of said 1/4-1/4 section a distance of 516.3176 feet to the POINT OF BEGINNING; thence continue on the last described course a distance of 531.5619 feet to a point; thence  $66^{\circ}52'40''$  to the right in a Northeasterly direction a distance of 210.13 feet to a point; thence  $16^{\circ}06'07''$  to the right in a Northeasterly direction a distance of 109.35 feet to a point; thence  $18^{\circ}54'05''$  to the left in a Northeasterly direction a distance of 117.455 feet to a point; thence  $67^{\circ}45'50''$  to the right in a Southeasterly direction a distance of 20.00 feet to a point; thence  $90^{\circ}00'$  to the left in a Northeasterly direction a distance of 568.7775 feet to a point; thence  $90^{\circ}26'05''$  to the right in a Southeasterly direction a distance of 38.22 feet to a point; thence  $90^{\circ}00'$  to the left in a Northeasterly direction a distance of 104.94 feet to a point; thence  $89^{\circ}00'15''$  to the right in a Southeasterly direction a distance of 97.095 feet to a point; thence  $72^{\circ}00'20''$  to the right in a Southwesterly direction a distance of 52.62 feet to the P.C. (point of curve) of a curve to the left having a radius of 960.00 feet and a central angle of  $24^{\circ}24'46''$ ; thence Southwesterly and Southerly along the arc of said curve a distance of 409.04 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve a distance of 31.79 feet to a point; thence  $98^{\circ}39'02''$  to the left in a Northeasterly direction a distance of 285.11 feet to the P.C. (point of curve) of a curve to the right having a radius of 20.00 feet and a central angle of  $90^{\circ}00'$ ; thence in a Northeasterly, Easterly and Southeasterly direction along the arc of said curve a distance of 31.42 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve a distance of 105.00 feet to a point; thence  $90^{\circ}00'$  to the left in a Northeasterly direction a distance of 411.32 feet to a point; thence  $90^{\circ}00'$  to the right in a Southeasterly direction a distance of 236.13 feet to a point on the Northwestern right-of-way line of Shelby County Road #47; thence  $60^{\circ}59'27''$  to the right in a Southwesterly direction along the said right-of-way line a distance of 721.50 feet to a point; thence  $2^{\circ}38'35''$  to the left in a Southwesterly direction along said right-of-way line a distance of 54.45 feet to a point; thence  $6^{\circ}41'09''$  to the left in a Southwesterly direction along said right-of-way line a distance of 57.51 feet to a point; thence  $8^{\circ}00'57''$  to the left in a Southwesterly direction along said right-of-way line a distance of 57.21 feet to a point; thence  $9^{\circ}18'56''$  to the left in a Southwesterly direction along said right-of-way line a distance of 59.94 feet to a point; thence  $8^{\circ}26'08''$  to the left in a Southwesterly direction along said right-of-way line a distance of 57.34 feet to a point; thence  $8^{\circ}36'58''$  to the left in a Southerly direction along said right-of-way line a distance of 57.285 feet to a point; thence  $9^{\circ}17'$  to the left in a Southerly direction along said right-of-way line a distance of 56.14 feet to a point; thence  $7^{\circ}55'39''$  to the left in a Southwesterly direction along said right-of-way line a distance of 61.38 feet to a point on the South line of Section 27, Township 19 South, Range 1 West; thence  $98^{\circ}35'$  to the right in a Westerly direction a distance of 340.5889 feet to a point on the Easterly right-of-way line of the Seaboard Coastline Railroad; thence  $41^{\circ}30'$  to the right in a Northwesternly direction along said railroad right-of-way line a distance of 778.9436 feet to the POINT OF BEGINNING.

Parcel III (Instrument #1997/20433)

A part of the N.E. 1/4 of S.W. 1/4 and a part of the S.E. 1/4 of the S.W. 1/4 of Section 27, Township 19 South, Range 1 West, more particularly described as follows: Begin at the intersection of the South right-of-way line of the new 4 lane Florida Short Route Highway and the West line of the Old Harpersville dirt road in the N.E. 1/4 of S.W. 1/4 of Section 27, Township 19 South, Range 1 West and run in a Westerly direction along the South right-of-way line of the new 4 lane Florida Short Route Highway to its intersection with the West line of the N.E. 1/4 of S.W. 1/4 of said Section 27, which is known as the East line of Nivens property; thence run in a Southerly direction along the West line of E. 1/2 of the S.W. 1/4 of said Section 27, to its intersection with the Westerly line of said Old Harpersville dirt road; thence in a Northeasterly direction along the Westerly line of said Old Harpersville dirt road to the POINT OF BEGINNING, begin situated in Shelby County, Alabama.

A portion of the above described property is also known as Lot 2, according to plat of Chesser Survey, a commercial subdivision, as recorded in Map Book 10, Page 1 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT, Lot 1, according to the plat of Chesser Survey, a commercial subdivision, as recorded in Map Book 10, Page 1 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel IV (Parcel being acquired from Greensprings Associates, Inc.)

A parcel of land situated in the N.E. 1/4 of the S.W. 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the S.E. 1/4 of the S.W. 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama and run in a Northerly direction along the West line of said 1/4-1/4 section a distance of 1048.33 feet to a point; thence 66°52'40" to the right in a Northeasterly direction a distance of 210.13 feet to a point; thence 16°06'07" to the right in a Northeasterly direction a distance of 109.35 feet to a point; thence 18°54'05" to the left in a Northeasterly direction a distance of 117.46 feet to a point; thence 67°45'50" to the right in a Southeasterly direction a distance of 20.00 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 568.78 feet to a point on the Southerly right-of-way line of U.S. Highway #280; thence 90°26'05" to the right in a Southeasterly direction a distance of 38.32 feet along said right-of-way line to a point; thence 90°00' to the left in a Northeasterly direction a distance of 104.94 feet along said right-of-way line to the POINT OF BEGINNING; thence continue along the last described course a distance of 105.06 feet to a point; thence 24°53' to the right in a Northeasterly direction a distance of 151.47 feet along said right-of-way line to a point; thence 103°34'46" to the right in a Southeasterly direction a distance of 153.75 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 108.85 feet to a point; thence 141°18'02" to the right in a Southwesterly direction a distance of 231.03 feet to a point; thence 90°00'04" to the right in a Northwesterly direction a distance of 252.79 feet to the POINT OF BEGINNING.

Containing 47,315.85 square feet or 1.09 acres.

02/05/1999-05124  
09:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MMS 6743.50

Inst # 1999-05124