

Send Tax Notice to:
West Shelby Professional Center,
P. O. Box 149
Calera, AL 35040

Inst # 1999-10672
03/15/1999-10672
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.00
JOS WRS

This instrument was prepared by
(Name) WALLACE ELLIS FOWLER & HEAD ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fourteen Thousand, Seven Hundred Twenty-one & 00/100 (\$314,721.00) Dollars, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama** (herein referred to as grantor) do grant, bargain, sell and convey unto **West Shelby Professional Center, L.L.C.**, (herein referred to as GRANTEE), the following described real estate situated in Shelly County, Alabama to-wit:

Lot 1, according to the subdivision plat of Shelby West Corporate Park South, Phase I, as recorded in Map Book 22, page 74, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO THE FOLLOWING:

- (1) General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
- (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-38767 in Probate Office.
- (3) 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 352, page 805 in Probate Office.
- (4) Restrictions, limitations and conditions as set out in Map Book 22, page 74, in Probate Office.
- (5) The Grantor reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property herein described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the Shelby County Airport.
- (6) The Grantor expressly agrees for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstructions on the herein described real property to a height not to exceed that described by the provisions of the "Shelby County Airport Height Hazard and Land Use - Zoning Ordinance".
- (7) The Grantor expressly agrees for itself, its successors and assigns to prevent any use of the herein described real property which would interfere with landing or taking off of aircraft at the Shelby County Airport, or otherwise constitute an airport hazard.

A purchase money mortgage, in the full amount of the purchase price, is executed simultaneously herewith.

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

And undersigned does for itself, its successors and assigns covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama, by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of March, 1999.

SHELBY COUNTY, ALABAMA, a political
subdivision of the State of Alabama

By Alex Dudchock
Its County Manager

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a political Subdivision of the State of Alabama, 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, in capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 1999.

Randa Brasher
Notary Public

My Com. expires: 12-2-2000

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