

This conveyance is prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
EMCO Contracting & Associates, Inc.
P.O. Box 284
Alabaster, Alabama 35007

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-18021
04/30/1999-18021
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 NMS 20.50

Corporation Form Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Seventy Five Thousand Dollars and 00/100 (\$75,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE UAB EDUCATIONAL FOUNDATION F/K/A THE UNIVERSITY OF ALABAMA OF BIRMINGHAM MEDICAL AND EDUCATIONAL FOUNDATION**, an Alabama Non-Profit Corporation (herein referred to as Grantor,) does grant, bargain, sell and convey unto **EMCO CONTRACTING & ASSOCIATES**, an Alabama corporation (herein referred to as Grantees, whether one or more), in fee simple, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Building setback line as shown by plat.
3. Easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 234 Page 818 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) Recorded in Deed 151, Page 96 and Deed 126, Page 174 and Deed 112 Page 382 and Deed 342 Page 213 in Probate Office.

6. Right(s)-of-Way(s) granted to Plantation Pipeline by instrument(s) recorded in Deed 112 Page 293 and as referred to in Deed 308, Page 161 in Probate Office.
7. Easement(s) to South Central Bell as shown by instrument recorded in Deed 292, Page 623 in Probate Office.
8. Less and except any portion of the land lying within road right-of-ways.
9. Subject to sinkholes, limestone formations, soil conditions, or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to insured property or buildings.
10. All other existing easements, restrictions, setback lines, right of ways, limitations, and if any, of record.

NOTE: THE ENTIRE ABOVE CONSIDERATION HAS BEEN PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

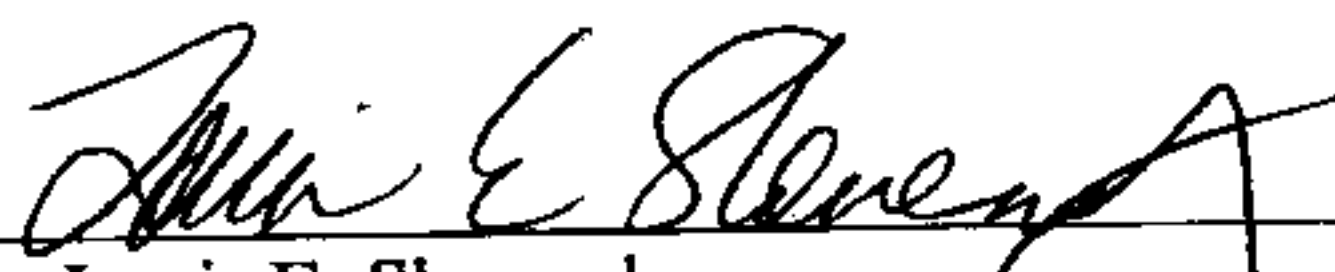
NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Executive Director, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of April, 1999.

The UAB Educational Foundation, an
Alabama Non-Profit Corporation


By: Louis E. Slovensky
Its: Executive Director

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Louis E. Slovensky, whose name as Executive Director of The UAB Educational Foundation, an Alabama Non-Profit corporation, 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.

Given under my hand and official seal, this the 26 day of April, 1999.

Kimberly Metten
Notary Public
My Commission Expires: 3-1-03

EXHIBIT A

Parcel I

Lots 19, 20, 22 and 27, Block 2; Lots 16 and 20, Block 5 and Lots 14, 15 and 16, Block 6, all according to the Survey of Meadowview, Second Sector, as recorded in Map Book 8 page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

Part of the NE 1/4 of the NE 1/4 of Section 22 and the NW 1/4 of the NW 1/4 of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NE corner of Lot 1, Block 5, Meadowview 1st Sector, as recorded in the Probate Judge's Office, Shelby County, Alabama, in Map Book 6 page 109, run Southerly along East line of said Lot 1 a distance of 160.00 feet; thence run Easterly 90 deg. and run a distance of 354.30 feet; thence turn Northeasterly 12 deg. 43 min. and run 244.99 feet; thence turn Northerly 98 deg. and run 52.00 feet; thence turn Northwesterly 102 deg. 50 min. and run 240.35 feet to the Southern right of way line of Yellowhammer Drive; thence turn Westerly and run along the Southern right of way line of Yellowhammer Drive 385.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III

Part of the NW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SE corner of Lot 17, Block 5, Meadowview 2nd Sector, as recorded in the Probate Judge's Office, Shelby County, Alabama in Map Book 8 page 50, run Northerly along the East line of said Lot 17 a distance of 160.00 feet; thence turn Easterly 90 deg. and run 78.30 feet; thence turn Northeasterly 12 deg. 43 min. and run 130.00 feet to the NW corner of Lot 20, Block 5, of said Meadowview 2nd Sector; thence turn Southerly 82 deg. 90 min. and run 184.98 feet to the North right of way of Meadowlark Drive; thence turn Westerly 90 deg. and run along the North right of way of Meadowlark Drive a distance of 230.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel IV

Part of the NW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of Lot 14, Block 6, Meadowview 2nd Sector, as recorded in

the Probate Judge's Office, in Map Book 8 page 50, run Southerly along West line of said Lot 14 a distance of 190.13 feet; thence turn Westerly 77 deg. 42 min. and run a distance of 415.00 feet to the SE corner of Lot 10, Block 6 of said Meadowview, 2nd Sector; thence turn Northerly 90 deg. and run a distance of 159.68 feet to the South right of way of Meadowlark Drive; thence turn Easterly 90 deg. and run a distance of 375.00 feet along South right of way of Meadowview Drive to point of beginning; being situated in Shelby County, Alabama.

Parcel V

Part of the NW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SE corner of Lot 20, Block 5, Meadowview 2nd Sector, as recorded in the Probate Judge's Office, in Map Book 8 page 50, run in a Northerly direction along East line of said Lot 20 a distance of 190.37 feet; thence turn Easterly 89 deg. 70 min. and run a distance of 274.15 feet; thence turn Southerly 89 deg. 32 min. and run a distance of 42.20 feet to the NE corner of Lot 16, Block 5, of Meadowview 2nd Sector; thence turn Southwesterly 131 deg. 75 min. and along Lot 16, Block 5, of said Meadowview 2nd Sector a distance of 190.65 feet to the North right of way of Meadowlark Drive; thence turn Westerly along the North right of way of Meadowlark Drive and run a distance of 160.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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