

Send Tax Notice To:
DEVELOPMENT 280, L.L.C.
5151 Cahaba Valley Road
Birmingham, Alabama 35238

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER
& KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-38781

09/16/1999-38781
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NMS 61.00

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Five Hundred and Twenty Five Thousand Dollars and 00/100 (\$525,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **NORTH SHELBY COUNTY LIBRARY DISTRICT, an Alabama public corporation** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **DEVELOPMENT 280, L.L.C., an Alabama limited liability company** referred to as Grantees, whether one or more) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at concrete monument found at the center of Section 31, Township 18 South, Range 1 West, run thence South 89 deg. 12 min. 24 sec. East for 848.96 feet to the point of beginning, continue South 89 deg. 12 min. 24 sec. East for 436.00 feet to the West right of way of Shelby County Highway Number 495; run thence South 0 deg. 22 min. 05 sec. East along said West right of way for 200.0 feet; run thence North 89 deg. 12 min. 24 sec. West for 436.00 feet; run thence North 0 deg. 22 min. 05 sec. West for 200 feet to the point of beginning; being situated in Section 31, Township 18 South, Range 1 West of the Huntsville Principle Meridian, Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Protective covenants of Meadows Business Center as set out in instrument(s) recorded in Misc. Book 46 page 718, as amended in Misc. Book 51 page 109 and Real 19 page 412 in Probate Office.

3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 112 Page 134 in Probate Office.
4. 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 28 page 581 in Probate Office.
5. Declaration of Protective Covenants which relate to the Watershed Property and Maintenance thereof as set out in Real 194 page 54 in Probate Office.
6. Mineral and mining rights excepted.

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

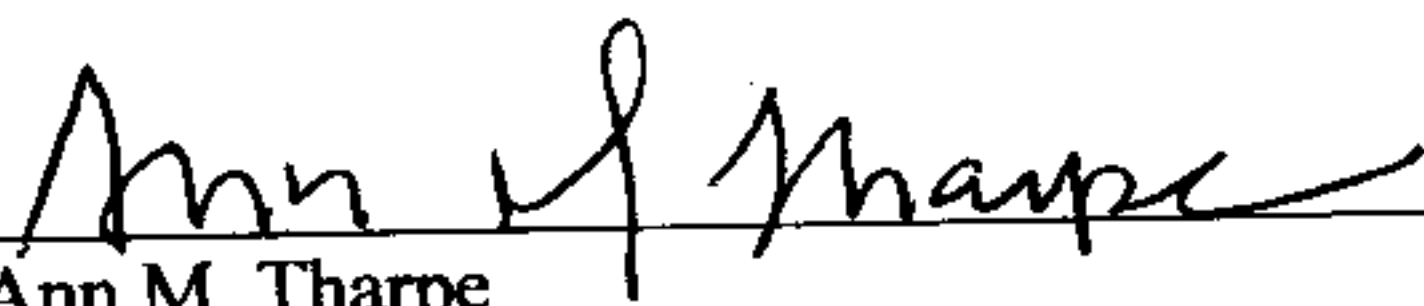
NOTE: \$ _____ OF THE CONSIDERATION RECITED HEREIN WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever .

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Board President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of September 1999.

NORTH SHELBY COUNTY LIBRARY DISTRICT,
an Alabama public corporation:


By: Ann M. Tharpe
Its: Board President

Acknowledgement

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Ann M. Tharpe whose name as Board President of North Shelby County Library District, an Alabama public 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, she, 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 10th day of September, 1999.

Ramona Sue Underwood

Notary Public

My Commission Expires: 6-23-2001

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