

Send tax notice to:
Greensprings Associates, Inc.
833 Greensprings Highway
Birmingham, Alabama 35209

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2706

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ninety-Three Thousand Three Hundred Thirteen and No/100 Dollars (\$593,313.00) in hand paid to Resource Management Service, Inc., an Alabama corporation ("Grantor") by Greensprings Associates, 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 following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 4A according to the Survey of Resource Center, as recorded in Map Book 24, page 118, in the Probate Office of Shelby County, Alabama

All of the above consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the following:

1. Ad valorem taxes for the 1999 tax year and thereafter
2. Easement of varying widths along northerly property line as shown on recorded map
3. 15 foot easement on easterly property line as shown on recorded map
4. Easement granted to the Water Works and Sewer Board of the City of Birmingham recorded in Instrument #1998/43622 in said Probate Office
5. Restriction against use of off-site detention pond pursuant to instrument recorded in Instrument #1998/44671 in said Probate Office

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

Inst # 1999-39648
09/22/1999-39648
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HWS 604.50

Inst # 1999-39648

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and on its behalf by its duly authorized officer on or as of the 22nd day of September, 1999.

RESOURCE MANAGEMENT SERVICE, INC.

By: John M. Bradley Jr.
Its: Chairman

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that John M. Bradley Jr., whose name as Chairman of Resource Management Service, Inc., 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 said 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 the 22nd day of September, 1999.

Myron Leigh Arnold
Notary Public

[NOTARIAL SEAL]

My commission expires: August 12, 2002

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