

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

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\_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Kanta S. Patel a married woman herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Shama Corp, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit "A" attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Rights of Parties in possession; (4) Survey matters shown on Survey of Joseph Miller dated January 12, 1996; (5) Mineral and mining rights not owned by the Grantor.

The Property conveyed herein is not the homestead of the Grantor or her spouse or her spouse.

The entire consideration for this conveyance was derived from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 15 day of October, 1999.

K S Patel  
Kanta S. Patel

STATE OF ALABAMA )  
COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kanta S. Patel, whose name 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 foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of October, 1999.

[Signature]  
Notary Public  
My Commission Expires: 3-1-2002

Inst # 1999-43292  
10/15/1999-43292  
11:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DUS MMS 19.50

EXHIBIT A  
(page 1 of 4)

Parcel I

Part of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1826.71 feet; thence 122° 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly Right of Way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91° 18' 39" right and run Northeasterly for 152.01 feet; thence 90° 00' left and run Northwesterly for 349.02 feet; thence 90° 00' left and run Southwesterly for 160.00 feet; thence 88° 41' 21" right and run Northwesterly for 25.0 feet to a point on the South Right of Way line of Alabama Highway 119; thence 91° 18' 39" right and run Northeasterly along said Right of Way line for 253.07 feet; thence 14° 02' 10" right and continue Northeasterly for 9.51 feet to a point on the Southerly Right of Way line of a County Road; thence 30° 57' 50" right and run Easterly along said Right of Way line for 62.56 feet to an angle point in said Right of Way; thence 45° 00' right and run Southeasterly along said Right of Way line for 390.67 feet to an angle point in said Right of Way; thence 90° 00' left and run Northeasterly for 132.98 feet to the point of beginning; thence continue along said course for 243.00 feet; thence 90° 00' right and run Southeasterly for 222.83 feet to the approximate Floodway Location of Bishop Creek; thence 123° 03' 13" right and run Northwesterly along said Floodway Line for 40.58 feet to an angle point; thence 07° 52' 59" left and run Northwesterly along said Floodway Line for 230.91 feet; thence 64° 49' 45" right and run Northwesterly for 102.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Part of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1826.71 feet; thence 122° 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly Right of Way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91° 18' 39" right and run Northeasterly for 152.01 feet; thence 90° 00' left and run Northwesterly for 349.02 feet; thence 90° 00' left and run Southwesterly for 160.00 feet; thence 88° 41' 21" right and run Northwesterly for 25.0 feet to a point on the South Right of Way line of Alabama Highway 119; thence 91° 18' 39" right and run Northeasterly along said Right of Way line for 253.07 feet; thence 14° 02' 10" right and continue Northeasterly for 9.51 feet to a point on the Southerly Right of Way line of a County Road; thence 30° 57' 50" right and run Easterly along said Right of Way line for 62.56 feet to an angle point in said Right of Way; thence 45° 00' right and run Southeasterly along said Right of Way line for 390.67 feet to an angle point in said Right of Way; thence 90° 00' left and run Northeasterly for 575.98 feet measured (575.90 record) to a point on the Westerly Right of Way line of I-65 Service Drive; thence 85° 19' 31" right and run Southeasterly along said Right of Way line for 142.98 feet; thence 22° 07' 10" right and run Southeasterly along said Right of Way line for 187.31 feet to a point on the approximate floodway line of Bishop Creek; thence 104° 36' 32" right and run Northwesterly along said floodway line for 144.84 feet to the point of beginning; thence continue Northwesterly along the same line for 34.0 feet; thence 56° 56' 47" right and run Northwesterly for 95.24 feet; thence 100° 30' 00" right and run Northeasterly for 78.50 feet; thence 105° 34' 45" right and run Southerly for 110.75 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT A  
(page 2 of 4)

Parcel III

A 22 foot wide ingress-egress easement in the S2 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1826.71 feet; thence 122° 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly Right of Way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91° 18' 39" right and run Northeasterly for 152.01 feet; thence 90° 00' left and run Northwesterly for 349.02 feet; thence 90° 00' left and run Southwesterly for 160.00 feet; thence 88° 41' 21" right and run Northwesterly for 25.0 feet to a point on the South Right of Way line of Alabama Highway 119; thence 91° 13' 39" right and run Northeasterly along said Right of Way line for 253.07 feet; thence 14° 02' 10" right and continue Northeasterly for 9.51 feet to a point on the Southerly Right of Way line of a County Road; thence 30° 57' 50" right and run Easterly along said Right of Way line for 62.56 feet to an angle point in said Right of Way; thence 45° 00' right and run Southeasterly along said Right of Way line for 390.67 feet to an angle point in said Right of Way; thence 90° 00' left and run Northeasterly for 331.98 feet to the Northwest corner of this easement (herein described as Parcel III); thence continue Northeasterly along the same course and along said Right of Way for 22.00 feet to the Northeast corner of this easement (said Parcel III); thence continue along the same course for 222.0 feet to a point on the Westerly Right of Way line of I-65 Service Drive; thence 86° 19' 31" right and run Southeasterly along said Right of Way line for 142.98 feet; thence 22° 07' 10" right and run Southeasterly along said Right of Way line for 187.31 feet to a point on the approximate floodway line of Bishop Creek; thence 104° 36' 32" right and run Northwesterly along said floodway line for 144.84 feet to the Southeast corner of Parcel II (described above); thence 83° 01' 32" right and run Northerly along the Easterly line of said Parcel II for 69.75 feet to the point of beginning of said easement herein described as Parcel III, said point also being on the centerline of said easement (Parcel III); thence continue along the same course for 11.04 feet; thence 94° 35' 55" left and run Southwesterly for 60.17 feet; thence 45° 49' 06" right and run Northwesterly for 20.80 feet to the Northwest corner of said Parcel II; thence continue along the same course for 57.01 feet; thence 22° 42' 04" right and run Northwesterly parallel to and 22 feet, as measured perpendicularly from the Easterly line of Parcel I, (described above) for 75.00 feet to a point on said County Road Right of Way; thence 90° 00' 00" left and run Southwesterly along said County Road Right of Way for 22.00 feet; thence 90° 00' 00" left and run Southeasterly for 79.42 feet; thence 22° 42' 04" left and run Southeasterly for 91.54 feet; thence 45° 49' 06" left and run Northeasterly for 67.68 feet to a point on the Easterly line of said Parcel II; thence 85° 24' 05" left and run Northerly along the Easterly line of said Parcel II for 11.04 feet to the point of beginning.



# EXHIBIT 'A' (Page 3 of 4)

## Parcel IV

A 6 foot wide sign easement; being a part of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1826.71 feet; thence 122° 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly Right of Way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91° 18' 39" right and run Northeasterly for 152.01 feet; thence 90° 00' left and run Northwesterly for 349.02 feet; thence 90° 00' left and run Southwesterly for 160.00 feet; thence 88° 41' 21" right and run Northwesterly for 25.0 feet to a point on the South Right of Way line of Alabama Highway 119; thence 91° 18' 39" right and run Northeasterly along said Right of Way line for 253.07 feet; thence 14° 02' 10" right and continue Northeasterly for 9.51 feet to a point on the Southerly Right of Way line of a County Road; thence 30° 57' 50" right and run Easterly along said Right of Way line for 62.56 feet to an angle point in said Right of Way; thence 45° 00' right and run Southeasterly along said Right of Way line for 390.67 feet to an angle point in said Right of Way; thence 90° 00' left and run Northeasterly for 575.98 feet to a point on the Westerly Right of Way line of I-65 Service Drive; thence 86° 19' 31" right and run Southeasterly along said Right of Way line for 142.98 feet; thence 22° 07' 10" right and run Southeasterly along said Right of Way line for 187.31 feet to a point on the approximate floodway line of Bishop Creek; thence 104° 35' 32" right and run Northwesterly along said floodway for 144.84 feet; thence 83° 01' 32" right and run Northwesterly for 104.53 feet to the point of beginning of said easement; thence continue Northwesterly along the same course for 6.22 feet; thence run 74° 25' 15" right and run Northeasterly for 53.00 feet; thence 90° 00' right and run Southeasterly for 6.0 feet; thence 90° 00' right and run Southwesterly for 54.67 feet to the point of beginning.

## Parcel V

A 22 foot wide ingress-egress easement; said easement being 11 feet wide on each side of the following described centerline:

Part of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1826.71 feet; thence 122° 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly Right of Way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91° 18' 39" right and run Northeasterly for 152.01 feet; thence 90° 00' left and run Northwesterly for 349.02 feet; thence 90° 00' left and run Southwesterly for 160.00 feet; thence 88° 41' 21" right and run Northwesterly for 25.0 feet to a point on the South Right of Way line of Alabama Highway 119; thence 91° 18' 39" right and run Northeasterly along said Right of Way line for 253.07 feet; thence 14° 02' 10" right and continue Northeasterly for 9.51 feet to a point on the Southerly Right of Way line of a County Road; thence 30° 57' 50" right and run easterly along said Right of Way line for 62.56 feet to an angle point in said Right of Way; thence 45° 00' right and run Southeasterly along said Right of Way line for 390.67 feet to an angle point in said Right of Way; thence 90° 00' left and run Northeasterly for 575.98 feet to a point on the Westerly Right of Way line of I-65 Service Drive; thence 86° 19' 31" right and run Southeasterly along said Right of Way line for 142.98 feet; thence 22° 07' 10" right and run Southeasterly along said Right of Way line for 187.11 feet to a point on the approximate floodway line of Bishop Creek; thence 104° 36' 32" right and run Northwesterly along said floodway line for 144.84 feet; thence 83° 01' 32" right and run Northwesterly for 69.75 feet to the point of beginning of said centerline of said easement; thence 85° 24' 05" right and run along said centerline Northeasterly for 31.25 feet; thence 11° 34' 23" right and run East for 103.01 feet to a point on the West Right of Way line of Oak Mountain State Park Road; said point being the end of the centerline of said Ingress-Egress Easement.

Parcel VI

A non-exclusive easement in the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, said easement being for the purpose of use as a Dumpster pad site, and being more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1326.71 feet; thence 122° 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly Right of Way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91° 13' 39" right and run Northeasterly for 152.01 feet; thence 90° 00' left and run Northwesterly for 349.02 feet; thence 90° 00' left and run Southwesterly for 160.00 feet; thence 88° 41' 21" right and run Northwesterly for 25.0 feet to a point on the South Right of Way line of Alabama Highway 119; thence 91° 18' 39" right and run Northeasterly along said Right of Way line for 253.07 feet; thence 14° 02' 10" right and continue Northeasterly for 9.51 feet to a point on the Southerly Right of Way line of a County Road; thence 30° 57' 50" right and run Easterly along said Right of Way line for 62.56 feet to an angle point in said Right of Way; thence 45° 00' right and run Southeasterly along said Right of Way line for 390.67 feet to an angle point in said Right of Way; thence 90° 00' left and run Northeasterly along said Right of Way line for 575.98 feet to a point on the Westerly Right of Way line of I-65 Service Drive; thence 86° 19' 31" right and run Southeasterly along said Right of Way line for 142.98 feet; thence 22° 07' 10" right and run Southeasterly along said Right of Way line for 187.31 feet to a point on the approximate floodway line of Bishop Creek; thence 104° 36' 32" right and run Northwesterly along said floodway line for 144.84 feet to the Southeast corner of Parcel II (described above); thence 83° 01' 32" right and run Northerly along the Easterly line of said Parcel II for 28.00 feet to the point of beginning of said easement herein described as Parcel VI; thence 104° 00' 00" left and run Southwesterly for 16.58 feet; thence 90° 00' 00" right and run Northwesterly for 33.77 feet to a point on the Southerly line of an access easement which is 22.0 feet wide; thence 99° 24' 05" right and run Northeasterly for 24.32 feet to a point on the Easterly line of Parcel II which is 58.71 feet Northerly of the Southeast corner of said Parcel II; thence 80° 35' 55" right and run Southeasterly for 29.80 feet; thence 90° 00' 00" right and run Southwesterly for 7.42 feet to the point of beginning.

EXHIBIT 'A'  
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