

This Instrument was Prepared By:

Send Tax Notice To:

Lisa H. Dorough, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

D. Bruce Irwin

2147 Riverchase Office Rd
Birmingham, AL 35244

Inst # 1999-52568

12/30/1999-52568
10:18 AM CERTIFIED,
SHELBY COUNTY JUDGE OF PROBATE
006 MHS 176.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)

: **KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY)

That for and in consideration of One Hundred Fifty Five Thousand Dollars and No/100 (\$155,000.00) to the undersigned **R. CHARLES STAGNER**, an unmarried man, (herein referred to as "GRANTOR") in hand paid by **D. BRUCE IRWIN** (herein referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property, situated in Shelby County, Alabama, more particularly described as:

See Attached Exhibit A

together with perpetual, nonexclusive easement for purposes of ingress and egress to and from such property as set forth in that certain Easement Agreement recorded in Instrument #1999-50914, more particularly described in Exhibit "B." (both the property and the easement herein referred to as the "Property").

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

The Property is conveyed subject to the following:

(1) General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

(2) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, page 50, amended by Amendment No. 1 recorded in Misc. Book 15, Page

189, and as further amended by Amendment No. 2 recorded in Misc. Book 19, Page 633;

(3) Restrictions appearing of record in Deed Book 333, Page 322;

(4) That Certain Land Use Agreement between The Harbert-Equitable Joint Venture and Blue Cross Blue Shield of Alabama, recorded in Misc. Book 19, Page 690;

(5) Utility easements and sanitary sewer easements as shown on survey of Laurence D. Weygand, dated May 19, 1981, recorded in Deed Book 333, Page 321;

(6) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 337, Page 300, and Deed Book 337, Page 305;

(7) Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 225, Page 998 and Deed Book 225, Page 996;

(8) Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 525;

(9) Subject to that certain lease agreement with BellSouth dated February 26, 1999 of the Property.

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

And said Grantor does for himself and for his heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

the

R. Charles Stagner

STATE OF ALABAMA)

on the day the same bears date.

Given under my hand and official seal, this the 21st day of December, 1999.

Notary Public

My commission expires 10/06/02

(SEAL)

EXHIBIT A

A Parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19, run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 383.29 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northerly direction for a distance of 472.62 feet, more or less, to a point on a curve on the Southerly right of way line of Riverchase Office Road, as shown on map recorded in Map Book 7, Page 124, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 114 degrees, 23 minutes, 53 seconds to the tangent of a curve to the left, said curve having a central angle of 23 degrees, 56 minutes, 00 seconds and a radius of 430.00 feet and being concave in a Northerly direction; thence run in an Easterly direction along the arc of said curve and said Southerly right of way line for a distance of 179.62 feet, more or less, to an existing iron pin being the Northeasterly corner of the John H. Harland Company property; thence turn an angle to the right and run in a Southerly direction along a line radial to said curve, and along the Easterly line of the John H. Harland Company property for a distance of 203.88 feet to an existing iron pin (measures 204.08 feet); thence turn an angle to the left of 19 degrees, 00 minutes (measures 19 degrees, 54 minutes, 54 seconds) and run in a Southeasterly direction for a distance of 92.59 feet, more or less, to a point (measures 92.59 feet to an iron pin); thence turn an angle to the right of 0 degrees, 02 minutes, 30 seconds (measures 0 degrees, 04 minutes, 30 seconds) and run in a Southeasterly direction for a distance of 417.62 feet to an existing iron pin (measures 417.14 feet); thence turn an angle to the left of 92 degrees, 58 minutes, 46 seconds (deed 93 degrees, 00 minutes, 37 seconds) and run on a state plane bearing (Alabama West Zone State Plane Bearing NAD 83) of North 70 degrees, 41 minutes, 35 seconds East for a distance of 42.26 feet to an iron pin and the point of beginning of the property herein described; thence continue North 70 degrees, 41 minutes, 35 seconds East for a distance of 80.00 feet to an existing iron pin; thence turn an angle to the left of 87 degrees, 01 minutes, 26 seconds (deed 86 degrees, 59 minutes, 23 seconds) and run North 16 degrees, 19 minutes, 51 seconds West for a distance of 70.10 feet to an iron pin; thence turn an angle to the left of 92 degrees, 58 minutes, 34 seconds and run South 70 degrees, 41 minutes, 35 seconds West for a distance of 80.00 feet to an iron pin; thence turn an angle to the left of 87 degrees, 01 minutes, 26 seconds and run South 16 degrees, 19 minutes, 51 seconds East for a distance of 70.10 feet to the point of beginning.

EXHIBIT "B"

A perpetual nonexclusive easement for purposes of vehicular and pedestrian ingress and egress and for the installation and maintenance of utility wires, cables, and pipes over, under and along an existing asphalt drive and dirt road for the purpose of providing access to the Property across the property described as follows:

PARCEL I:

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

From the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19, run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 383.29 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northerly direction for a distance of 472.62 feet, more or less, to a point on a curve on the Southerly right of way line of Riverchase Office Road, as shown on map recorded in Map Book 7, Page 124, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 114 degrees, 23 minutes, 53 seconds to the tangent of a curve to the left, said curve having a central angle of 23 degrees, 56 minutes, 00 seconds and a radius of 430.00 feet and being concave in a Northerly direction; thence run in an Easterly direction along the arc of said curve and said Southerly right of way line for a distance of 179.62 feet, more or less, to an existing iron pin being the Northeasterly corner of the John H. Harland Company property, and the point of beginning; thence turn an angle to the right and run in a Southerly direction along a line radial to said curve, and along the Easterly line of the John H. Harland Company property for a distance of 203.88 feet to an existing iron pin; thence turn an angle to the left of 19 degrees, 00 minutes and run in a Southeasterly direction for a distance of 92.59 feet; thence turn an angle to the left of 91 degrees, 27 minutes, 17 seconds and run in a Northeasterly direction for a distance of 323.26 feet to a point of curve on the Southwesterly right of way line of Riverchase Office Road, said last mentioned line being radial to said curve; said curve having a central angle of 47 degrees, 50 minutes, 04 seconds and radius of 65.0 feet and being concave in an Easterly direction; thence run in a Northerly direction along the arc of said curve and said Southwesterly right of way line for a distance of 54.27 feet to a point of reverse curve, said curve having a central angle of 61 degrees, 18 minutes, 59 seconds, a radius of 25.00 feet and being concave in a Westerly direction; thence run in a Northerly direction along the arc of said curve and said right of way line for a distance of 26.75 feet to the end of the second curve and the point of beginning of a third curve; said third curve having a central angle of 58 degrees, 44 minutes, 48 seconds, a radius of 240.00 feet and being concave in a Southwesterly direction; thence run along the arc of said curve for a distance of 246.08 feet to the end of said curve; thence tangent to the end of said curve run in a Westerly direction along the Southerly right of way line of Riverchase Office Road for a distance of 104.38 feet to a point of a curve to the right, said curve having a central angle of 2 degrees, 41 minutes, 00 seconds and a radius of 430.00 feet, and being concave in a Northerly direction; thence run in a Westerly direction along the arc of said curve and said right of way line for a distance of 20.14 feet, more or less, to the Northeast corner of the John H. Harland Company property and the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT "B" (CTD)

PARCEL II:

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

From the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19, run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 383.29 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northerly direction for a distance of 472.62 feet, more or less, to a point on a curve on the Southerly right of way line of Riverchase Office Road, as shown on map recorded in Map Book 7, Page 124 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the right of 114 degrees, 23 minutes, 53 seconds to the tangent of a curve to the left, said curve having a central angle of 23 degrees, 56 minutes, 00 seconds and a radius of 430.00 feet and being concave in a Northerly direction; thence run in an Easterly direction along the arc of said curve and said Southerly right of way line for a distance of 179.62 feet, more or less, to an existing iron pin being the Northeasterly corner of the John H. Harland Company property; thence turn an angle to the right and run in a Southerly direction along a line radial to said curve; and along the Easterly line of the John H. Harland Company property for a distance of 203.88 feet to an existing iron pin; thence turn an angle to the left of 19 degrees, 00 minutes and run in a Southeasterly direction for a distance of 92.59 feet, more or less, to the point of beginning; thence turn an angle to the right of 0 degrees, 02 minutes, 30 seconds and run in a Southeasterly direction for a distance of 417.62 feet to an existing iron pin; thence turn an angle to the left of 93 degrees, 00 minutes, 37 seconds and run in a Northeasterly direction for a distance of 122.17 feet to an existing iron pin; thence turn an angle to the left of 86 degrees, 59 minutes, 23 seconds and run in a Northwesterly direction for a distance of 320.24 feet to an existing iron pin; thence turn an angle to the right of 63 degrees, 42 minutes, 09 seconds and run in a Northeasterly direction for a distance of 224.37 feet to an existing iron pin being on the South line of Riverchase Office Road; thence turn an angle to the left of 155 degrees, 11 minutes, 56 seconds and run in a Southwesterly direction for a distance of 323.26 feet, more or less, to the point of beginning.

LESS AND EXCEPT:

A Parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19, run in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 383.29 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northerly direction for a distance of 472.62 feet, more or less, to a point on a curve on the Southerly right of way line of Riverchase Office Road, as shown on map recorded in Map Book 7, Page 124, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 114 degrees, 23 minutes, 53 seconds to the tangent of a curve to the left, said curve having a central angle of 23 degrees, 56 minutes, 00 seconds and a radius of 430.00 feet and being concave in a Northerly direction; thence run in an Easterly direction along the arc of said curve and said Southerly right of way line for a distance of 179.62 feet, more or less, to an existing iron pin being the Northeasterly corner of the John H. Harland Company property; thence turn an angle to the right and run in a Southerly direction along a line radial to said curve, and along the Easterly line of the John H. Harland Company property for a distance of 203.88 feet to an existing iron pin (measures 204.08 feet); thence turn an angle to the left of 19 degrees, 00 minutes (measures 19 degrees, 54 minutes, 54 seconds) and run in a Southeasterly direction for a distance of 92.59 feet, more or less, to a point (measures 92.59 feet to an iron pin); thence turn an angle to the right of 0 degrees, 02 minutes, 30 seconds (measures 0 degrees, 04 minutes, 30 seconds) and run in a Southeasterly direction for a distance of 417.62 feet to an existing iron pin (measures 417.14 feet); thence turn an angle to the left of 92 degrees, 58 minutes, 46 seconds (deed 93 degrees, 00 minutes, 37 seconds) and run on a state plane bearing (Alabama West Zone State Plane Bearing NAD 83) of North 70 degrees, 41 minutes, 35 seconds East for a distance of 42.26 feet to an iron pin and the point of beginning of the property herein described; thence continue North 70 degrees, 41 minutes, 35 seconds East for a distance of 80.00 feet to an existing iron pin; thence turn an angle to the left of 87 degrees, 01 minutes, 26 seconds (deed 86 degrees, 59 minutes, 23 seconds) and run North 16 degrees, 19 minutes, 51 seconds West for a distance of 70.10 feet to an iron pin; thence turn an angle to the left of 92 degrees, 58 minutes, 34 seconds and run South 70 degrees, 41 minutes, 35 seconds West for a distance of 80.00 feet to an iron pin; thence turn an angle to the left of 87 degrees, 01 minutes, 26 seconds and run South 16 degrees, 19 minutes, 51 seconds East for a distance of 70.10 feet to the point of beginning.

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