

\$ 675,000

*This instrument prepared by:*  
✓ John F. De Buys, Jr., Esq.  
BURR & FORMAN LLP  
P. O. Box 830719  
Birmingham, AL 35283-0719

*Send Tax Notice To:*  
Air Engineers, L.L.C.  
P. O. Box 380157  
Birmingham, Alabama 35238  
Attn: Harold E. Bissell

**STATE OF ALABAMA     )**  
                                  **)     GENERAL WARRANTY DEED**  
**COUNTY OF SHELBY    )**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the exchange of like kind property, **BISSELL REALTY, INCORPORATED**, an Alabama corporation (the "Grantor"), does by these presents grant, bargain, sell and convey unto **AIR ENGINEERS, L.L.C.**, an Alabama limited liability company (the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

That certain real estate situated in D. N. Lee Estates as recorded in Map Book 3, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama, also being in the South half of the South half of Section 29 and the North half of the North half of Section 32, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the southwest corner of the southwest quarter of the southeast quarter of Section 29, Township 18 South, Range 1 West; thence run north along the west line of said quarter-quarter section for a distance of 309.85 feet to an iron pin set at the point of beginning, said point being on the northwest right of way of Alabama Highway No. 119 known as Cahaba Valley Drive; thence turn an angle to the right of 27° 54' 59" and run in a northeasterly direction along said northwest right of way for a distance of 131.41 feet to an iron pin set on a curve to the left having a central angle of 3° 36' 08" and a radius of 5,530.14 feet; thence turn an interior clockwise angle to the right of 178° 22' 28" to the chord of said curve and run in a northwesterly direction along the arc of said curve and also along said northwest right of way for a distance of 347.69 feet to a concrete monument found; thence turn an interior clockwise angle to the right of 178° 12' 00" from the chord of last stated curve and run in a northeasterly direction along said northwest right of way for a distance of 93.82 feet to an iron pin set; thence turn an interior clockwise angle to the right of 101° 23' 58" and run in a northwesterly direction for a distance of 314.01 feet to an iron pin set on the west line of said quarter-quarter section; thence turn an interior clockwise angle to the right of 234° 06' 35" and run in a northerly direction along the west line of said quarter-quarter section for a distance of 320.53 feet to an iron pin set at the northeast corner of the southeast quarter of the southwest quarter of said Section 29; thence turn an interior clockwise angle to the right of 89° 22' 09" and run in a westerly direction along the north line of said quarter-quarter section for a distance of 1,328.95 feet to an iron pin set at the northwest corner of said quarter-quarter section; thence turn an interior clockwise angle to the right of 90° 37' 24" and run in a southerly direction along the west line of said quarter-quarter section for a

distance of 1,077.51 feet to an iron pin found; thence turn an interior clockwise angle to the right of 89° 23' 23" and run in an easterly direction for a distance of 1,296.79 feet to an iron pin found on the northwest right of way of said Alabama Highway No. 119; thence turn an interior clockwise angle to the right of 118° 32' 03" and run in a northeasterly direction along said northwest right of way for a distance of 68.38 feet to the point of beginning. Said Parcel I containing 34.93 acres, more or less.

***LESS AND EXCEPT THE FOLLOWING:***

A part of Tracts 1, 2, 3 & 4 of D.N. Lee Estates as recorded in Map 3, Page 115, in the Office of the Judge of Probate, Shelby County, Alabama, and also being in the SE ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 West, being more particularly described as follows:

Begin at an iron pin locally accepted to be the Northwest corner of said ¼-¼ section and also being the Northwest corner of said Tract 4; thence run south along the West line of said ¼-¼ section and also along the West line of Tracts 4, 3, 2 & 1 in said D.N. Lee Estates for a distance of 1,077.51 feet to an iron pin found; thence turn an angle to the left of 90° 36' 37" and run in an easterly direction for a distance of 310.02 feet to a point; thence turn an angle to the left of 89° 23' 23" and run in a northerly direction for a distance of 736.70 feet to a point; thence turn an angle to the right of 20° 05' 51" and run in a northeasterly direction for a distance of 189.97 feet to a point; thence turn an angle to the right of 35° 41' 41" and run in a northeasterly direction for a distance of 294.91 feet to a point on the North line of said ¼-¼ section and also on the North line of said Tract 4; thence turn an angle to the left of 146° 24' 41" and run in a westerly direction along said North line for a distance of 619.20 feet to the point of beginning. Said parcel containing 8.50 acres more or less.

*Subject, however, to the following:*

1. 2000 ad valorem taxes, a lien not yet due and payable.
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 109, Page 501 and Volume 216, Page 622, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, recorded in Volume 135, Page 127, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Volume 31, Page 342, in the Probate Office of Shelby County, Alabama.
5. Easement to Plantation Pipeline recorded in Volume 287, Page 446; Volume 112, Page 237 and Volume 252, Page 493, in the Probate Office of Shelby County, Alabama.

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

And the Grantor does for itself, and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized and possessed of said premises, it is free from all encumbrances, except as set forth above, that it has a good right to sell and convey the same as aforesaid, and that the Grantor will, and its successors and assigns shall, warrant and defend the same unto the Grantee, its successors and assigns forever, against the lawful claims of all persons, except as set forth above.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument as of the 30th day of December, 1999.

**BISSELL REALTY, INCORPORATED,**  
an Alabama corporation


By:   
Harold E. Bissell  
President

**STATE OF ALABAMA** )

**COUNTY OF JEFFERSON** )

I, the undersigned, hereby certify that Harold E. Bissell, whose name as President of Bissell Realty, Incorporated, an Alabama 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 fully authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 30th day of December, 1999.

  
Notary Public  
Print Name: Pamela A. West  
My commission expires: 8-8-2003

[NOTARIAL SEAL]

Inst # 1999-52666

12/30/1999-52666

01:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HNS 15.00