

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

THIRD AVENUE NORTH PROPERTIES
INC.
2717 COUNTRYWOOD WAY
BIRMINGHAM, AL 35243

Inst # 2000-08036

03/14/2000-08036
09:23 AM CERTIFIED
SHELBY COUNTY JUNE 8 1999
11:00 AM

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY NINE THOUSAND NINE HUNDRED and 00/100 (\$49,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM E. SCOTT and KAREN B. SCOTT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THIRD AVENUE NORTH PROPERTIES, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 21, ACCORDING TO THE SURVEY OF COMMERCIAL COURT, A COMMERCIAL SUBDIVISION, AS RECORDED IN MAP BOOK 26 PAGE 117 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM COMMERCIAL COURT AS SHOWN BY UNRECORDED PLAT.
4. EASEMENTS AS SHOWN BY UNRECORDED PLAT, INCLUDING 20 FEET ON THE EASTERLY SIDE OF LOT.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 103 PAGE 486 AND DEED BOOK 165 PAGE 122 IN PROBATE OFFICE.
6. 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 254, PAGE 298 IN PROBATE OFFICE.

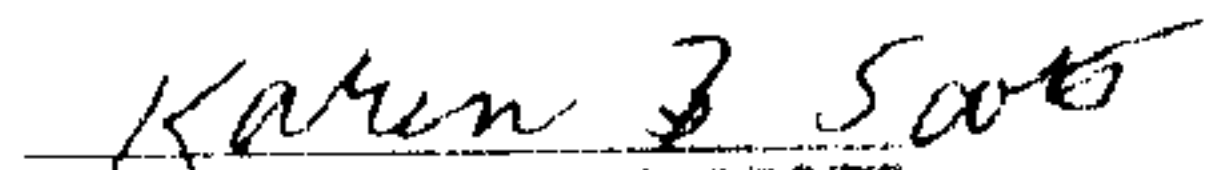
7. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES, AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN, AND AS REFERENCED IN DEED(S) RECORDED IN DEED BOOK 328 PAGE 26 IN THE PROBATE OFFICE.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM E. SCOTT and KAREN B. SCOTT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of March, 2000.


WILLIAM E. SCOTT


KAREN B. SCOTT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM E. SCOTT, KAREN B. SCOTT whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 3RD day of FEBRUARY, 2000.


Notary Public

My commission expires: 9-27-01

Inst # 2000-08036

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SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 61.00