

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
POST OFFICE BOX 380345
BIRMINGHAM, ALABAMA 35238
(205) 987-2211

SEND TAX NOTICE TO:
MUTUAL SAVINGS CREDIT UNION
POST OFFICE BOX 28070
BIRMINGHAM, ALABAMA 35228

04/20/2000-12395
Inst • 2000-12395

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINE HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$955,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, BMG PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto MUTUAL SAVINGS CREDIT UNION, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

PARCEL I:

Part of the East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at the SW corner of Lot 2, 2nd Amendment Commercial Subdivision Riverchase East, First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, page 99, run in a northerly direction along the West line of said Lot 2 for a distance of 175.00 feet; thence turn an angle to the left of 90 degrees and run in a westerly direction for a distance of 161.95 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 161.94 feet to a point on the East right of way line of Business Center Drive; thence turn an angle of 89 degrees 57 minutes and run in a southerly direction along said East right of way line for a distance of 346.74 feet; thence turn an angle to the left of 61 degrees 15 minutes 15 seconds and run in a southeasterly direction for a distance of 33.66 feet to a point on the North right of way line of Valleydale Road; thence turn an angle to the left of 61 degrees 19 minutes 28 seconds and run in a northeasterly direction along said North right of way line for a distance of 157.45 feet to an existing iron pin; thence turn an angle to the left of 57 degrees 28 minutes 17 seconds and run in a northerly direction for a distance of 278.29 feet, more or less, to the point of beginning.

Less and Except the following:

A parcel situated in the East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:
Commence at the NW corner of the East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West; thence run East along the North line of said 1/4 section for 663.97 feet; thence turn 87 degrees 41 minutes right and run southerly 1337.93 feet; thence turn 90 degrees 00 minutes 00 seconds right and run Westerly 161.95 feet to the point of beginning; thence continue along the last described course for 161.94 feet to a point on the Easterly right of way of Business Center Drive; thence turn 89 degrees 57 minutes left and run southerly along said road right of way for 84.82 feet; thence turn 89 degrees 50 minutes 35 seconds left and run easterly 162.14 feet; thence turn 90 degrees 12 minutes 25 seconds left and run northerly 85.41 feet to the point of beginning.

PARCEL II:

Part of the East ½ of SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at the SW corner of Lot 2, 2nd Amendment Commercial Subdivision Riverchase East First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 99, run in a Northerly direction along the West line of said Lot 2 for a distance of 175.00 feet; thence turn an angle to the left of 90 degrees and run in a westerly direction for a distance of 161.95 feet; thence turn an angle to the left of 90 degrees and run in a Southerly direction for a distance of 278.29 feet, more or less, to a point on the North right of way line of Valleydale Road; thence turn an angle to the left of 122 degrees 31 minutes 43 seconds and run in a Northeasterly direction along said North right of way line of Valleydale Road for a distance of 192.03 feet, more or less, to the point of beginning.

04/20/2000-12395
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JULIE C. JONES
JUL 12 2000

SUBJECT TO:

1. Taxes for the year 2000, which are a lien but not yet due and payable until October 1, 2000.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 21 page 339 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 523, Deed Book 139 page 157, Deed Book 167 page 104 and Deed Book 219 page 581 in Probate Office.
4. 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 5 page 708 in Probate Office.
5. Underground Power Line as shown by survey of Jimmy A. Gay, dated May 6, 1987.
6. Declaration of easement as shown by instrument recorded in Real 132 page 112 in the Probate Office.
7. Funding Agreement as shown by instrument recorded in Real 132 page 778 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR, by Werner H. Beiersdoerfer, a General Partner, and Danny O. Meadows, a General Partner, who are authorized to execute this conveyance, has hereto set its signature and seal this 19TH day of APRIL, 2000.

BMG PROPERTIES, AN ALABAMA GENERAL
PARTNERSHIP

BY Werner H. Beiersdoerfer (L.S.)
WERNER H. BEIERSDOERFER, a General
Partner

AND

BY Danny O. Meadows (L.S.)
DANNY O. MEADOWS, a General Partner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Werner H. Beiersdoerfer and Danny O. Meadows, whose names as General Partners of BMG PROPERTIES, An Alabama General Partnership, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, as such partners and with full authority, executed for and as the act of said partnership.

Given under my hand and official seal this 19TH day of APRIL, 2000.

Alaine S. Banna
NOTARY PUBLIC

My Commission Expires: 10/31/2003

Inst # 2000-12985

04/20/2000-12985
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
012 CJ1 12.00