

Send Tax Notice To:  
H. Albert Awtrey and Eugene K. Cole  
c/o Awtrey Realty  
5330 Stadium Trace Parkway  
Birmingham, Alabama 35244

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered as of this 30th day of March, 2000, by **SHELBY 52 PARTNERS, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **H. ALBERT AWTRY** and **EUGENE K. COLE**, as equal tenants-in-common (hereinafter referred to as the "Grantees").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of a like-kind exchange of properties pursuant to IRC §1031, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the real estate described on **Exhibit "A"** attached hereto and made a part hereof, situated in Shelby County, Alabama;

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for 2000 and subsequent years;
2. Right of Way Line Permit granted to Alabama Power Company as recorded in Deed Book 126, Page 299 and Deed Book 126, Page 301 in the Probate Office of Shelby County, Alabama;
3. Easement to the City of Pelham, Alabama for sewer and water systems recorded as Instrument 1999-12465 in said Probate Office; and

**TO HAVE AND TO HOLD**, to the said Grantees, their heirs, executors, administrators and assigns, forever.

The Grantor hereby covenants and agrees with Grantees, their heirs, executors, administrators and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by,

06/01/2000-17897  
08:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 HEL 514.00

Inst # 2000-17897


Alabama Title

through, or under the Grantor, but not further or otherwise.


This Deed has been executed as required by the Grantor's Operating Agreement and neither the Articles of Organization nor the Operating Agreement of Grantor have been modified or amended.

**IN WITNESS WHEREOF**, the Grantor has caused this Statutory Warranty Deed to be executed on the date first written above.

**SHELBY 52 PARTNERS, LLC,**  
an Alabama limited liability company

By:   
**Marc A. Eason,**  
Authorized Member

BY: EGS PROPERTIES I, LLC


By:   
Its: \_\_\_\_\_  
Authorized Member

**STATE OF ALABAMA )**

**JEFFERSON COUNTY )**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MARC A. EASON**, whose name as authorized member of Shelby 52 Partners, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such authorized member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2000.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES FEBRUARY 7, 2002**

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marc A. Erson, whose name as Member of EGS Properties I, LLC, an Alabama limited liability company, in its capacity as member of Shelby 52 Partners, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he, as such authorized member of EGS Properties I, LLC, and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as aforesaid on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2000.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES FEBRUARY 7, 2002**

THIS INSTRUMENT PREPARED BY:

Chervis Isom  
Berkowitz, Lefkovits, Isom & Kushner, P.C.  
420 North 20<sup>th</sup> Street  
Suite 1600  
Birmingham, Alabama 35203-5202

## EXHIBIT A

### Legal Description

#### PARCEL A

Commence at the NW corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence North 0 deg-19'-06" W along the West line of Section 19, Township 20 South, Range 2 West, a distance of 934.11'; thence, leaving said West line, S 89 deg-26'-05" E a distance of 450.05' to the Point of Beginning; thence N 0 deg-19'-6" W a distance of 919.63' to a point lying on the South right-of-way line of Shelby County Highway # 52 East; thence, along said right-of-way line, S 60 deg-03'-21" E, a distance of 319.53'; thence, continue along said right-of-way line, S 52 deg-05'-42" E, a distance of 171.75'; thence, leaving said right-of-way line, S 0 deg-05'-23" W, a distance of 925.24'; thence, N 89 deg-54'-37" W a distance of 394.42'; thence N 2 deg-25'-16" W a distance of 270.26' to the Point of Beginning.

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