

This instrument was prepared by:

Robert R. Sexton, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35205

Send tax notice to:

Margi Ingram
Ingram & Associates, Inc.
2336 20th Avenue South
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) to the undersigned **MASI, LLP, an Alabama limited liability partnership** ("Grantor"), in hand paid by **INGRAM & ASSOCIATES, INC.** ("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 estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO (the "Property").

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2000 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2000 and subsequent years not yet due and payable;
- (3) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, page 70 and Deed Book 145, page 22;
- (4) Right of Way granted to Shelby County recorded in Deed Book 95, pages 515, 535 and 503;
- (5) Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 321, page 610; Deed Book 324, page 840 and Deed Book 329, page 430;
- (6) Restrictions as shown on recorded map;
- (7) Mineral and mining rights not owned by Grantor; and
- (8) The Declaration, as defined on Exhibit A.

Inst # 2000-19014

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~~\$50,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.~~

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

IN WITNESS WHEREOF, Grantor **MASI, LLP**, an Alabama limited liability partnership, by and through Margi Ingram, its Partner, has hereto set its signature and seal this 30 day of May, 2000.

MASI, LLP

By: Margi Ingram

Margi Ingram
Its Partner

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Margi Ingram**, whose name as Partner of **MASI, LLP**, an Alabama limited liability partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal, this 30th day of May, 2000.

[Signature]
Notary Public

(SEAL)

My commission expires: 10-17-02

EXHIBIT A

A parcel of land situated in the Northwest quarter of the Northeast quarter of Section 20, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of Lot 5 of the Narrows Commercial Subdivision Sector 1, as recorded in Map Book 27, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southeasterly direction along the right-of-way of Narrows Way and along the arc of a curve, said curve having a radius of 483.53 feet and a central angle of $12^{\circ}31'28''$, an arc distance of 105.69 feet to the POINT OF BEGINNING; thence turn an angle to the left and run in a Northeasterly direction on a bearing of $N 58^{\circ}24'33'' E$, a distance of 104.04 feet to a point; thence turn an angle to the left and run in a Northwesterly direction on a bearing of $N 31^{\circ}35'36'' W$, a distance of 29.03 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of $N 58^{\circ}24'19'' E$, a distance of 72.74 feet to a point; thence turn an angle to the right and run in a Southeasterly direction on a bearing of $S 31^{\circ}35'09'' E$, a distance of 60.96 feet to a point; thence turn an angle to the right and run in a Southwesterly direction on a bearing of $S 02^{\circ}31'36'' W$, a distance of 129.30 feet to a point, said point being on the Northerly right-of-way of Narrows Parkway as recorded in Map Book 26, Page 81 A & B in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the right and run in a Westerly direction along said right-of-way on a bearing of $N 88^{\circ}16'01'' W$, a distance of 62.50 feet to a point, said point being the beginning of a curve to the left; thence continue along said right-of-way and along the arc of said curve having a radius of 320.00 feet, a central angle of $10^{\circ}26'53''$, an arc distance of 58.35 feet to a point, said point being the beginning of a curve to the right; thence continue along the right-of-way of said Narrows Parkway continuing onto the right-of-way of Narrows Way, along the arc of said curve having a radius of 25.00 feet, a central angle of $86^{\circ}05'03''$, an arc distance of 37.56 feet to a point, said point being on the beginning of a curve to the left; thence continue along said right-of-way and along the arc of said curve having a radius of 483.53 feet, a central angle of $5^{\circ}40'51''$, an arc distance of 47.94 feet to the POINT OF BEGINNING, said parcel containing 19,981 square feet, more or less.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Commercial Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-17137 in the Probate Office of Shelby County, Alabama (the "Declaration"), but also subject to the easements, restrictions, covenants, assessments, terms and provisions of the Declaration.

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