

Send Tax Notice To:
DBI Properties, LLC
2147 Riverchase Office Road
Hoover, Alabama 35244-1836
Attention: Don Johnston

Inst # 2000-25972
08/02/2000-25972
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 *MS 15.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10 day of July, 2000, by **D. Bruce Irwin, M.D.**, a married man (hereinafter referred to as the "Grantor"), to **DBI Properties, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the real estate described in Exhibit "A" attached hereto and made a part hereof and 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 tax year 2000 and subsequent years;
2. Easements, rights-of-way, restrictions and other matters of record which affect said property.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, his heirs, executors, administrators and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

The Grantor warrants that the above described real estate does not constitute his homestead.

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



D. BRUCE IRWIN, M.D.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **D. Bruce Irwin, M.D.**, whose name 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 instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand this the 10 day of July, 2000.



Notary Public
My Commission Expires: 3/16/04

(Seal)

THIS INSTRUMENT PREPARED BY:

Adam J. Sigman, Esq.
Berkowitz, Lefkovits, Isom & Kushner, P.C.
420 North 20th Street
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT A

(LEGAL DESCRIPTION)

A PARCEL OF LAND LOCATED IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT ONE OF LUNCEFORD'S INDUSTRIAL PARK AS RECORDED IN MAP BOOK 7, PAGE 133 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 88°03'03" EAST ALONG THE NORTH LINE OF SAID LOT ONE AND THE SOUTH RIGHT OF WAY OF FIRST ALABAMA BANK DRIVE A DISTANCE OF 241.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 183.50 FEET TO A CLOCKWISE CURVE ON SAID RIGHT OF WAY HAVING A DELTA ANGLE OF 23°35'46" AND A RADIUS OF 166.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 68.57 FEET TO THE POINT OF TANGENT; THENCE RUN SOUTH 64°27'17" EAST A DISTANCE OF 86.53 FEET TO A POINT ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY #31; THENCE RUN SOUTH 25°32'43" WEST 185.75 FEET; THENCE RUN NORTH 47°26'00" WEST 336.06 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. SAID PARCEL CONTAINS 0.80 ACRES, MORE OR LESS.

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