

Send tax notice to:
Shelby Commerce Park LLC
c/o Graham & Company, Inc.
2200 Woodcrest Place, Suite 210
Birmingham, Alabama 35209

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

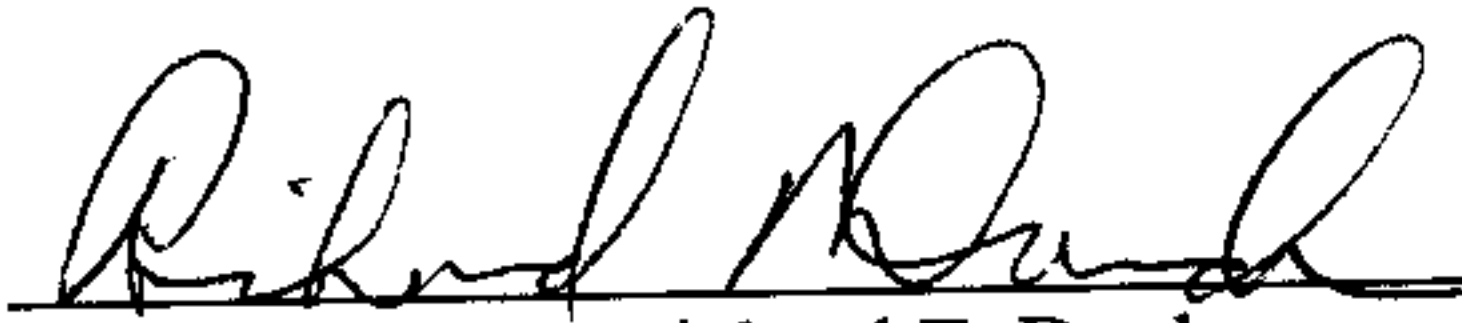
That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **RICHARD T. DARDEN**, a married man ("Grantor") by **SHELBY COMMERCE PARK LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, all of Grantor's twelve and one-half percent (12.5%) undivided interest in and to the real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto and made a part hereof.

Grantor hereby certifies that the above described property does not constitute his homestead (as defined by Section 6-10-2 of the *Code of Alabama* (1975)).

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 2001 and subsequent years not yet due and payable.
2. Rights of others to use of road known as "Ebenezer Road".
3. Easement to Alabama Power Company dated June 21, 1996 and referred to in Instrument 1996/30200 in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on or as of the 4th day of December, 2000.

 [Seal]
Richard T. Darden

12/05/2000-41654
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 142.00

125,000.00

STATE OF ALABAMA

)

:

SHELBY COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard T. Darden, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of December, 2000.

Paul A. Johnson

Notary Public

[NOTARIAL SEAL]

My commission expires 8/27/01

EXHIBIT A

Legal Description

A parcel of land located in a portion of the SW $\frac{1}{4}$ of Section 28, a portion of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, a portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32 and a portion of the SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 28, said corner being a 1½ inch pipe monument; thence South 00 deg. 01 min. 41 sec. West at a distance of 3750.39 feet to a point on the West line of Section 28, marked with a 1½ inch pipe with disk cap, said point being the point of beginning of the hereinafter described parcel; thence South 88 deg. 17 min. 43 sec. East at a distance of 878.20 feet to the Westerly right-of-way of Highway No. 31, marked with a 5/8" rebar; thence South 09 deg. 11 min. 51 sec. East at a distance of 194.81 feet along the West right of way of Highway No. 31, marked with a 5/8" rebar; thence South 09 deg. 11 min. 51 sec. East at a distance of 7.81 feet continuing along the West right of way of Highway No. 31, marked by a 5/8" rebar; thence North 82 deg. 45 min. 42 sec. East at a distance of 15.04 feet marked by a 5/8" rebar; thence South 07 deg. 17 min. 27 sec. East at a distance of 100.07 feet, continuing along the West right of way of Highway No. 31, marked by a 5/8" rebar; thence South 82 deg. 45 min. 28 sec. West at a distance of 15.00 feet continuing along right of way of Highway No. 31, marked with a 5/8" rebar; thence South 07 deg. 11 min. 56 sec. East at a distance of 386.09 feet continue along the West right of way of Highway No. 31 to a point of tangent, marked by a 5/8" rebar; thence South 13 deg. 34 min. 34 sec. East with a delta angle of 12 deg. 45 min. 17 sec., radius of 2822.48 feet, tangent of 315.46 feet and an arc length of 628.31 feet at a distance of 627.02 feet chord, thus a point of curvature which adjoins the Westerly right of way of Highway No. 31; thence South 19 deg. 57 min. 12 sec. East at a distance of 336.41 feet, continuing along the West right of way line Highway No. 31, marked by 5/8" rebar; thence South 19 deg. 47 min. 25 sec. East a distance of 781.95 feet to the Southeast corner of property marked by a 5/8" rebar; thence South 70 deg. 32 min. 30 sec. West at a distance of 1063.06 feet attached to a non-exclusive license agreement for right of way of a 100 foot strip of land, thus being 50 feet on each side of centerline of survey recorded in Map Book 340, page 702 Shelby County, Alabama Probate Office adjacent to Oak Tree Lane (dirt road), marked by an iron per deed called West property line; thence North 15 deg. 19 min. 16 sec. West at a distance of 588.05 feet, marked by a 3/4" steel pin; thence South 72 deg. 12 min. 50 sec. West at a distance of 258.03 feet, marked by a hub and tack fence corner; thence North 22 deg. 57 min. 44 sec. West at a distance of 918.39 feet, marked by an angle iron; thence South 61 deg. 32 min. 11 sec. West at a distance of 222.72 feet, marked by a 5/8" rebar; thence North 24 deg. 52 min. 57 sec. West at a distance of 1651.73 feet running adjacent to L&N Railroad, marked by a 5/8" rebar; thence South 89 deg. 50 min. 18 sec. East at a distance of 1154.58 feet to the point of beginning being situated in Shelby County, Alabama.

Inst # 2000-41654

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