

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(No Title Examination Provided)

✓ SEND TAX NOTICE TO:
AKM Commerce Park, Inc.
1816 Trail Ridge Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 paid to the undersigned grantors, Jack A. McGuire and wife, Ann E. McGuire (referred to herein as "Grantors"), in hand paid by AKM Commerce Park, Inc. (referred to herein as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION OF PROPERTY
CONVEYED HEREBY (the "Property")

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption lands with mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60, at page 109 in the Probate Office; (3) Transmission line permit to Alabama Power Company as shown by instrument(s) recorded in Deed Book 99, at Page 461 in the Probate Office; (4) Right(s) of way(s) granted to Shelby County by instrument(s) recorded in Deed Book 102, at page 444 in the Probate Office; (5) Right of Way to Postal Telephone and Cable Company as set out in Deed Book 80, at Page 39, in the Probate Office.

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

IN WITNESS WHEREOF, the undersigned have executed this conveyance as of the 9th day of March, 2001.

WITNESS:

A. Marshall
A. Marshall

Jack A. McGuire
Jack A. McGuire
Ann E. McGuire
Ann E. McGuire

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire and wife, Ann E. McGuire, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of March, 2001.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2003

Inst # 2001-08656

03/12/2001-08656
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 DLH 14.50

Inst # 2001-08656

Part of the SE 1/4 of the SE 1/4 of Section 20, and part of the South 1/2 of the SW 1/4 of Section 21, all in Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an existing 2 inch capped corner being the locally accepted Southeast corner of the SE 1/4 of the SW 1/4 of said Section 21, run in a Northerly direction along the East line of said SE 1/4 of SW 1/4 for a distance of 1,356.29 feet to an existing iron rebar being the locally accepted NE corner of the SE 1/4 of the SW 1/4 of said Section 21; thence turn an angle to the left of 85 deg. 38 min. 50 sec. and run in a Westerly direction along the North line of the South 1/2 of the SW 1/4 of said Section 21 for a distance of 2,682.71 feet to an existing old open top iron pin being the locally accepted Northeast corner of the SE 1/4 of the SE 1/4 of Section 20; thence turn an angle to the right of 0 deg 36 min. 14 sec. and run in a Westerly direction along the North line of the SE 1/4 of the SE 1/4 of said Section 20 for a distance of 872.79 feet to an existing iron rebar being on the Northeast right of way line of U. S. Highway No. 31; thence turn an angle to the left and run in a Southeasterly direction along the Northeast right of way line of said U. S. Highway No. 31 for a distance of 112.03 feet to an existing iron rebar; thence turn an angle to the left and run in a Easterly direction along a line parallel to the North line of said SE 1/4 of SE 1/4 of said Section for a distance of 765.23 feet, more or less, to an existing iron rebar; thence turn an angle to the right of 62 deg. 19 min. 36 sec. and run in a Southeasterly direction for a distance of 377.05 feet to an existing crimp iron pin; thence turn an angle to the right of 0 deg. 00 min. 37 sec. and run in a Southeasterly direction for a distance of 270.16 feet to an existing iron rebar; thence turn an angle to the left of 20 deg. 12 min. 17 sec. and run in a Southeasterly direction for a distance of 285.22 feet to an existing iron rebar; thence turn an angle to the right of 17 deg. 21 min. 26 sec. and run in a Southeasterly direction for a distance of 551.48 feet to an existing iron rebar, being on the South line of Section 21; thence turn an angle to the left of 59 deg. 57 min. 13 sec. and run in an Easterly direction along the South line of said Section for a distance of 2,064.81 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

2001-08-15
03/12/2001-08656
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 DLH 14.50

AND ALSO:

60' PARCEL

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West; thence N 85deg-24'58" W along the north line of said 1/4-1/4 section for a distance of 109.48'; thence S 23deg-05'41" E for a distance of 112.86' to the POINT OF BEGINNING; thence S 87deg-36'26" W for a distance of 563.92' to a point on a curve to the left having a central angle of 20deg-57'40" and a radius of 280.00', said curve subtended by a chord bearing S 77deg-07'36" W and a chord distance of 101.86'; thence along the arc of said curve for a distance of 102.43'; thence S 66deg-38'46" W for a distance of 50.50' to the easterly right-of-way line of U.S. highway 31 and a point on a curve to the left having a central angle of 0deg-18'26" and a radius of 11187.91', said curve subtended by a chord bearing S 23deg-21'14" E and a chord distance of 60.00'; thence along the arc of said curve and along said right-of-way for a distance of 60.00'; thence N 66deg-38'46" E and leaving said right-of-way for a distance of 50.50' to a point on a curve to the right having a central angle of 20deg-57'40" and a radius of 220.00', said curve subtended by a chord bearing N 77deg-07'36" E and a chord distance of 80.04'; thence along the arc of said curve for a distance of 80.48'; thence N 87deg-36'26" E for a distance of 586.60'; thence N 23deg-05'41" W for a distance of 64.14' to the POINT OF BEGINNING. Said parcel of land contains 0.99 acres, more or less

LESS AND EXCEPT:

100' PARCEL

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West; thence N 85deg-24'58" W along the north line of said 1/4-1/4 section for a distance of 109.48' to the POINT OF BEGINNING; thence continue along the last described course for a distance of 763.27' to the easterly right-of-way line of U.S. highway 31 and a point on a curve to the left having a central angle of 0deg-34'23" and a radius of 11187.91', said curve subtended by a chord bearing S 22deg-12'19" E and a chord distance of 111.90'; thence along the arc of said curve and along said right-of-way for a distance of 111.90'; thence S 85deg-24'42" E and leaving said right-of-way for a distance of 765.26'; thence N 23deg-05'41" W for a distance of 112.86' to the POINT OF BEGINNING. Said parcel of land contains 1.75 acres, more or less.