

**THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:**

**Josephine R. Lowery  
BALCH & BINGHAM LLP  
P. O. Box 306  
Birmingham, Alabama 35201**

**SEND TAX NOTICE TO:**

**ADTRAV Corporation  
1810 Merchant Drive  
Birmingham, AL 35244**

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** for and in consideration of Seven Hundred Thirty Thousand and No/100 Dollars (\$730,000.00), in hand paid to **SouthLake Properties, an Alabama general partnership** ("Grantor"), and other good and valuable consideration, Grantor does hereby grant, bargain, sell and convey unto **ADTRAV Corporation**, a Delaware corporation ("Grantee"), its successors and assigns, the real property lying in Shelby County, Alabama (the "Property") and more particularly described as follows, to-wit:

Lots 2 and 3, according to a Resurvey of ATA Services Addition to Southlake, as recorded in Map Book 28 page 18 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Less and except a 60.00 foot wide parallel tract of land along the North line of said Lot 3, which was sold and conveyed to Charter Communications, LLC, as recorded in Instrument # 1999-49043 in the Probate Office of Shelby County, Alabama; said tract of land being described as Parcel II in Exhibit A of said instrument and as follows: Begin at the Southeast corner of Lot 1, Southlake Office Park as recorded in Map Book 13 Page 97 in the office of the Judge of Probate, Shelby County, Alabama, thence run West along the South boundary of said Lot 1, for a distance of 280.00 feet; thence run South 56 degrees 35 minutes 34 seconds West along the Southeasterly line of said Lot 1, for a distance of 120.00 feet to a point on the Easterly right of way line of Interstate Highway No. 65, said right of way line being situated on a curve to the right, having a central angle of 0 degrees 59 minutes 02 seconds a radius of 4009.72 feet a chord of 68.85 feet and a chord bearing of South 4 degrees 01 minutes 51 seconds East, thence run along the arc of said curve for a distance of 68.85 feet; thence run North 56 degrees 35 minutes 54 seconds East for a distance of 135.76 feet; thence run East for a distance of 269.47 feet to a point on the West right of way line of Southlake Parkway, said right of way line being situated on a curve to the right, having a central angle of 6 degrees 33 minutes 53 seconds, a radius of 528.01 feet, a chord of 60.46 feet and a chord bearing of North 7 degrees 05 minutes 50 seconds West, thence run along the arc of said curve for a distance of 60.50 feet to the point of beginning.

**08/17/2001-34979  
08:09 AM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE**

**003 MSB 747.00**

**Inst # 2001-34979**

*Calhoun Little*

The Property is conveyed subject to the following matters:

1. Easements, or claims of easements, not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
3. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
5. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
6. Building setback line as shown by plat.
7. Easements as shown by recorded plat.
8. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 153 page 395 in Probate Office.
9. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129 page 572, Deed Book 216 page 103 and Deed Book 219 page 734 in Probate Office.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294, Deed Book 127 page 140, Deed Book 111 page 625 and Deed Book 4 page 542 in Probate Office.
11. Notice of Permitted Land use as set out in Real 160 page 492 in Probate Office.
12. Easement by and between SouthLake Properties and Southlake Office Association dated 8-22-96 and recorded in Inst. #1996-28980 in Probate Office.
13. Easement for sewer line with ADTRAV Corp. dated 3-21-01 recorded in Inst. #2001-100445 in Probate Office.

**TO HAVE AND TO HOLD** the Property, together with improvements and appurtenances thereunto appertaining, to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its seal effective as of the 30<sup>th</sup> day of July, 2001.

**SOUTHLAKE PROPERTIES**, an Alabama general partnership

By:



Allen M. Meisler

Its: Project Manager

**STATE OF ALABAMA**

**COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said county in said state, hereby certify that Allen M. Meisler, whose name as Project Manager of **SOUTHLAKE PROPERTIES**, an Alabama general 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, he, as such Project Manager and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 30<sup>th</sup> day of July, 2001.



Notary Public

[ Notarial Seal ]

My Commission Expires:

7/31/02

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