

This instrument was prepared by:
Mary Thornton Taylor
Taylor & Smith, P.C.
P. O. Box 489
Orange Beach, Alabama 36561

SEND TAX NOTICE TO:
Taylor Properties Centre, LLC
850 Shades Creek Parkway
Birmingham, Alabama 35209

11/28/2001-51597
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 21 00

GENERAL WARRANTY DEED

Inst # 2001-51597

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of the assumption of the mortgage given by Grantor to The Bank, as described hereinbelow, and other good and valuable consideration to the undersigned **TAYLOR PROPERTIES, L.L.C.**, an Alabama limited liability company ("Grantor"), in hand paid by **TAYLOR PROPERTIES CENTRE, LLC**, an Alabama limited liability company ("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:

Lot 2-A according to A Resurvey of Lot 2, Taylor Properties Addition to U.S. Highway 280, as recorded in Map Book 24 Page 91 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Property is conveyed subject to the following:

1. General and special taxes and assessments for 2002 and subsequent years not yet due and payable.
2. Mineral and mining rights not owned by Grantor.
3. Mortgage from Taylor Properties, L.L.C. to THE BANK dated October 11, 1999, in the amount of \$3,990,000.00 and recorded in Instrument # 1999-43600 in the Probate Office of Shelby County, Alabama.
4. Public utility easements as shown by recorded plat, including 15' x 15' pump station and 10' easement for water line in Southwest corner.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument # 1998-15030 in said Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 23 Page 47 and Map Book 24 Page 91 in said Probate Office.

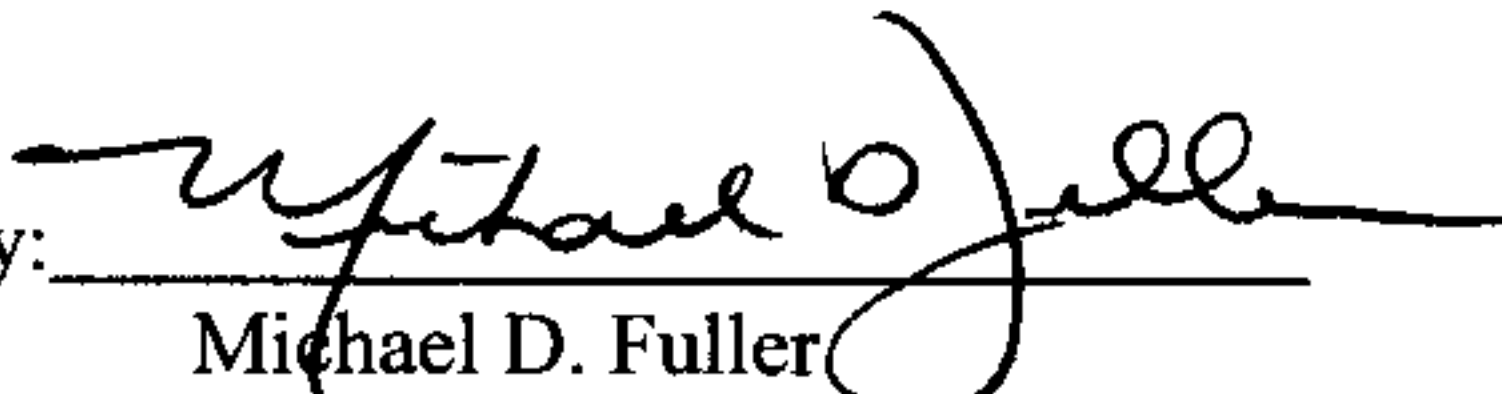
7. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 131 Page 177 and Deed Book 109 Page 497 in said Probate Office.
8. Easement to Alabama Power Company, as shown by instrument recorded in Instrument # 1999-22203 in said Probate Office.
9. Agreement by and between Taylor Properties, L.L.C. and Elra F. Kendrick and Hazel M. Kendrick, recorded in Instrument # 1997-40149 in said Probate Office.
10. Flood easement to J. E. Rutherford, as shown by instrument recorded in Deed Book 174 Page 405 in said Probate Office.
11. The following matters as shown on the survey certified on November 15, 2001 by Robbin E. Phillips of Paragon Engineering, Inc.:
 - a. Encroachments of curbs off of the land.
 - b. Setback line of 20 feet on West side.
 - c. Sanitary sewer force main and pump station.
 - d. Encroachment of concrete dumpster pads over the 20' building setback line.
 - e. Power transformer on South and North sides.
 - f. 10' water line along West side and at the Southwest corner.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, TAYLOR PROPERTIES, L.L.C., by and through Michael D. Fuller, its Manager, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and the November 19, 1996 Amended and Restated Operating Agreement which, as of this date, have not been further modified or amended, has hereto set its signature and seal as of the day and year first above written.

**TAYLOR PROPERTIES, L.L.C.,
an Alabama limited liability company**

By: 
Michael D. Fuller
Its Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this the 26th day of November, 2001.

Mary Paulette Johnson
Notary Public
My Commission Expires: 7/22/05

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