

Send tax notice to:
Shelby Commerce Park, LLC
c/o Graham & Company
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

Inst # 2001-52161

STATE OF ALABAMA

SHELBY COUNTY

)
12/03/2001-52161
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 114.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00) in hand paid to **RUFUS R. SMITH** and wife, **ELSIE M. SMITH**, ("Grantors"), by **SHELBY COMMERCE PARK, LLC** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Southeast $\frac{1}{4}$ of Section 29, the Northeast $\frac{1}{4}$ of Section 32 and the Northwest $\frac{1}{4}$ of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 32 and run N 89° 30'00" W for 204.04 feet to the point of beginning of the tract of land herein described; thence run N 22°57'08" W for 150.15 feet; thence run S 61°45'25" W for 222.96 feet to a point on the Easterly right of way line of L & N Railroad; thence run S 24°52'57" E along said right of way line for 880.15 feet; thence run N 72°13'39" E for 193.15 feet; thence run N 22°57'08" W for 767.50 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

1. Ad valorem taxes for the year 2002 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 276, page 492, in the Probate Office of Shelby County, Alabama.

Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that

they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 19th day of November, 2001.

Rufus R. Smith [Seal]
Rufus R. Smith

Elsie M. Smith [Seal]
Elsie M. Smith

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rufus R. Smith and Elsie M. Smith, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2001.

Cheryl G. Spencer
Notary Public

[NOTARIAL SEAL]

My commission expires 1-3-05

Inst. # 2001-52161

12/03/2001-52161
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2 002 CH 114.00