

#260,000<sup>00</sup>

STATE OF ALABAMA

)

SEND TAX NOTICE TO:

:

Daniel Realty Company

SHELBY COUNTY

)

3595 Grandview Parkway, Suite 400

Birmingham, AL 35243

Attention: Mr. Charles T. Carlisle, Jr.

**STATUTORY WARRANTY DEED**

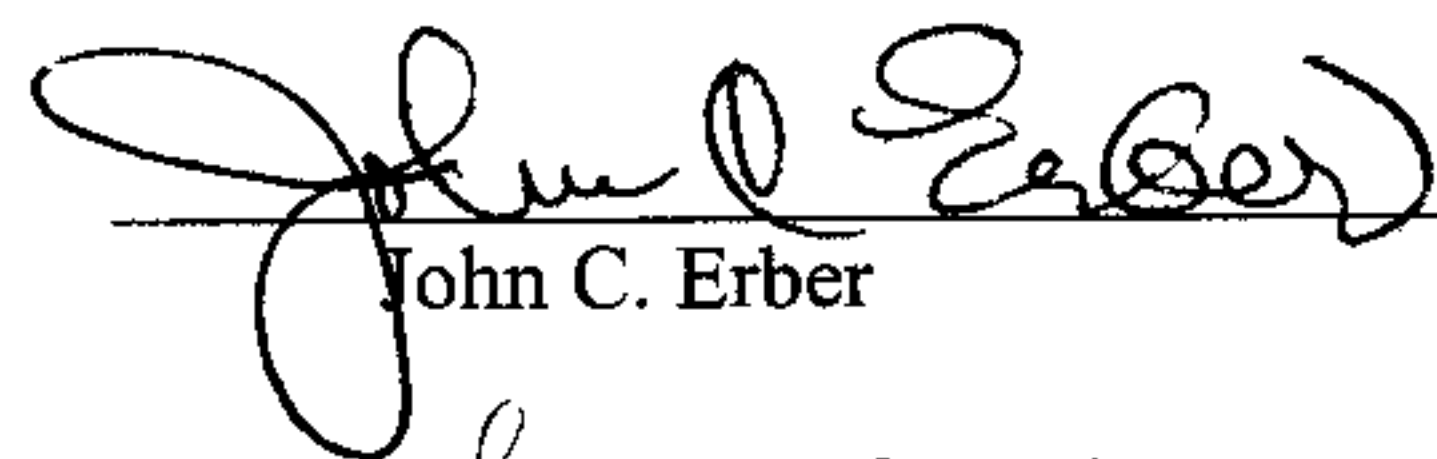
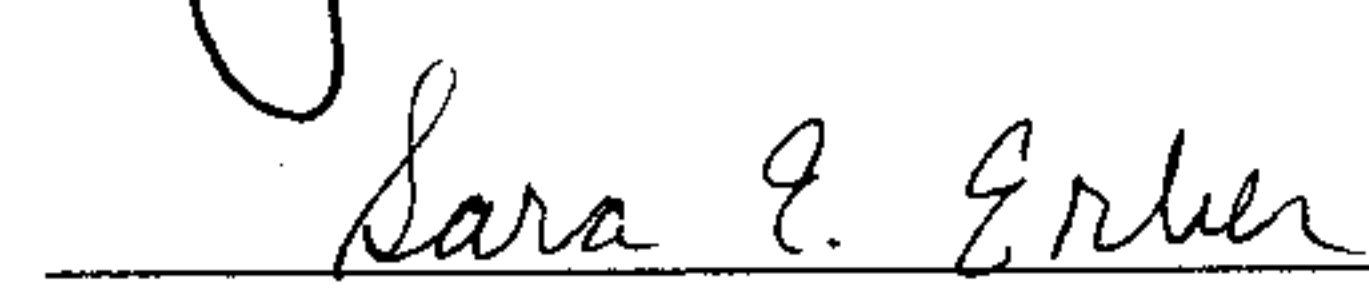
THIS STATUTORY WARRANTY DEED is executed and delivered on this 21<sup>st</sup> day of March, 2002, by **JOHN C. ERBER** and wife, **SARA E. ERBER** ("Grantors"), in favor of **DANIEL REALTY COMPANY**, an Alabama general partnership ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the items listed on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantors have executed this Statutory Warranty Deed as of the day and year first above written.

 [SEAL]  
John C. Erber  
 [SEAL]  
Sara E. Erber

Inst # 2002-13479

03/21/2002-13479  
04:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MSB 283.00



STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a notary public in and for said county in said state, hereby certify that John C. Erber and wife, Sara E. Erber, 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 19<sup>th</sup> day of March, 2002.



Notary Public

[NOTARIAL SEAL]

My commission expires

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: May 21, 2005**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

This instrument prepared by and  
Upon recording should be returned to:

Stephen R. Monk, Esq.  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203  
(205) 521-8429



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

*Erber legal description*

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 3 West; thence in an Easterly direction along the South line of said 1/4 - 1/4 section and along the North line of the Resurvey of Lots 1, 2, 3, 4, 5, 6, 7 & 8 Chase Plantation 3<sup>rd</sup> Sector as recorded in Map Book 9, Page 62 in the office of the Judge of Probate of Shelby County, Alabama, the North line of Chase Plantation 3<sup>rd</sup> Sector as recorded in Map Book 9, page 47 A and B in the office of the Judge of Probate of Shelby County, Alabama, the North line of A Resurvey of Lots 15, 16, 17, 18, 19 & 20 Chase Plantation 3<sup>rd</sup> Sector as recorded in Map Book 9, Page 118 in the office of the Judge of Probate of Shelby County, Alabama and the North line of A Resurvey of Lots 14, 15, 16 & 17 Amended Map of Chase Plantation as recorded in Map Book 8, Page 92 in the office of the Judge of Probate of Shelby County, Alabama a distance of 658.65 feet to the POINT OF BEGINNING; thence continue along the last described course and along the North line of A Resurvey of Lots 18, 19, 20, 21, 22, 23 & 24 Amended Map of Chase Plantation as recorded in Map Book 8, Page 111 in the office of the Judge of Probate of Shelby County, Alabama and the North line of A Resurvey of Lots 25, 26, 27, 28, 29, 30, 31 & 32 Amended Map of Chase Plantation as recorded in Map Book 8, Page 117 in the office of the Judge of Probate of Shelby County, Alabama a distance of 518.50 feet to a point on the Southwest Right-of-Way line of Old Montgomery Highway, said point being on a curve to the right having a radius of 368.32 feet and a central angle of 16°44'49"; thence 135°34'57" to the left (Angle Measured to tangent) in a Northwesterly direction along the arc of said curve and along said right-of-way line a distance of 107.66 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right-of-way line a distance of 384.85 feet to a point; thence 53°00'06" to the left in a Northwesterly direction a distance of 277.39 feet to a point; thence 98°58'34" to the left in a Southerly direction a distance of 462.00 feet to the Point of Beginning.



## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

1. Ad valorem taxes for the year 2002 and subsequent years, not yet due and payable.
2. All easements, restrictions, reservations, rights-of-way, covenants and other matters of record.

**Inst # 2002-13479**

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