


This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Larkin Properties LLC
114 David Green Road
Birmingham, AL 35244

WARRANTY DEED


20020729000351040 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/29/2002 16:20:00 FILED/CERTIFIED

STATE OF ALABAMA)

JEFFERSON COUNTY)

That in consideration of the sum of One Million, Five Hundred Thousand and no/100 (\$1,500,000.00) Dollars, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **JOHN L. BEARDEN** and wife, **CATHY N. BEARDEN a/k/a CATHY NIX BEARDEN**, do hereby grant, bargain, sell and convey unto **LARKIN PROPERTIES LLC**, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

PARCEL I:

Lot 15 of Owens Industrial Park – First Addition as recorded in Map Book 11, page 2, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A parcel of land being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 25, being witnessed by an iron rod found in place, run thence in a Northerly direction along the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 99.09 feet to a pipe found in place at the Southwest corner of Lot 15 of Owens Industrial Park – First Addition as recorded in Map Book 11, page 2 in the Probate Office of Shelby County, Alabama; thence, from the previously described course, turn an interior angle to the left of $89^{\circ} 13' 24''$ for a distance of 378.75 feet along the South boundary line of said Lot 15 and along the South boundary line of Lot 16 of said Owens Industrial Park – First Addition, to a rebar set (1/2" rebar with a plastic yellow cap stamped "CARR 00010LS), hereinafter simply referred to as "rebar set"); thence, from the previously described course, turn an interior angle to the left of $89^{\circ} 55' 17''$ for a distance of 99.02 feet to a rebar set on the South boundary line of the aforesaid Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25; thence, from the previously described course, turn an interior angle to the left of $90^{\circ} 05' 16''$ for a distance of 377.28 feet along said South boundary line to the Point of Beginning.

TOGETHER WITH:

NEW PARKING/INGRESS/EGRESS EASEMENT

A Parking/Ingress/Egress Easement being the Westerly fifty feet of Lot 16 of Owens Industrial Park – First Addition as recorded in Map Book 11, page 2, in the Probate Office of Shelby County, Alabama. Grantor and Grantee herein acknowledge and agree that any costs of maintaining this easement shall be shared equally by the record owners of Lots 15 and 16 of Owens Industrial Park – First Addition as recorded in Map Book 11, page 2, in the Probate Office of Shelby County, Alabama. Said easement shall be a burden which shall run with the land.

SUBJECT TO:

Parcel I: (1) Current taxes; (2) 30 foot planted buffer on West, as shown by recorded Map (Lot 15); (3) 30 foot planted buffer on South, as shown by recorded Map (Lots 15 & 16); (4) 10 foot easement on East, as shown by recorded map (Lot 15); (5) 10 foot easement on West, as shown by recorded map (Lot 16); (6) Right of Way granted to Alabama Power Company by instrument recorded in Volume 228, page 197, in the Probate Office of Shelby County, Alabama;

Parcel II: (1) Current taxes; (2) Sewer Easement to the City of Pelham, recorded in Real 120, page 396, in the Probate Office of Shelby County, Alabama; (3) Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals this the 29th day of July, 2002.

LARKIN PROPERTIES LLC
(Grantee)

By: R. Larkin Strong
R. Larkin Strong, Member

John L. Bearden John L. Bearden Jr.
JOHN L. BEARDEN
Cathy N. Bearden Cathy Nix Bearden
CATHY N. BEARDEN a/k/a
CATHY NIX BEARDEN

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN L. BEARDEN and wife, CATHY N. BEARDEN a/k/a CATHY NIX BEARDEN, 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 official seal this 29th day of July, 2002.

My Commission Expires: 8/4/05

J. L. Bearden
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that R. LARKIN STRONG, whose name as Member of LARKIN PROPERTIES, LLC, an Alabama Limited Liability Company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 29th day of July, 2002.

My Commission Expires:
8/4/05

J. L. Bearden
Notary Public