

Send Tax Notice To:
Shelby County Commission
112 N. Main St.
Columbiana, AL 35051

This instrument was prepared by:
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ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **One Million Eight Hundred Fifty Thousand and No/100 Dollars (\$1,850,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SB-Birmingham Real Estate, LLC, a limited liability company**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Shelby County, Alabama, a county government**, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to:

1. Covenants as to sanitary sewer system as set out in Inst. No. 1998-30359 in the Probate Office of Shelby County, Alabama.
2. General and special taxes or assessments for the year 2002 and subsequent years not yet due and payable.
3. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$1,850,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: The property conveyed herein does not constitute any part of the Grantor's homestead.

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

And Grantor does for itself and for its successors and assigns covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's 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, Grantor has hereunto set its hand and seal, this 20th day of August, 2002.

SB-BIRMINGHAM REAL ESTATE, LLC, a limited liability company

By: [Signature]
Its: MARKING PACTOR

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that NORMAN A. GILL whose name as MARKING PACTOR of SB-Birmingham Real Estate, LLC, a 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 the conveyance, he executed the same voluntarily and with full authority on the date the same bears date as the act of said limited liability company.

Given under my hand and official seal, this 20th day of August, 2002.

Notary Public
My commission expires: 5/21/03

EXHIBIT A

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 West and being more particularly described as follows:

Begin at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 West; thence run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 335.13 feet to the Northerly right of way line of an unnamed public road; thence turn 72 deg 18 min. 13 sec. to the right and run along said right of way line a distance of 178.71 feet to the point of beginning of a curve to the left, said curve to the left having a radius of 410.04 feet and being subtended by a central angle of 13 deg. 54 min. 17 sec.; thence run along the arc of said curve to the left for a distance of 99.51 feet to the end of said curve to the left; thence at tangent to said curve to the left continue along said right of way line for a distance of 104.40 feet; thence turn 121 deg. 32 min. 25 sec. to the right for a distance of 486.25 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn 90 deg. 10 min. 36 sec. to the right and run along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 349.94 feet to the point of beginning; being situated in Shelby County, Alabama