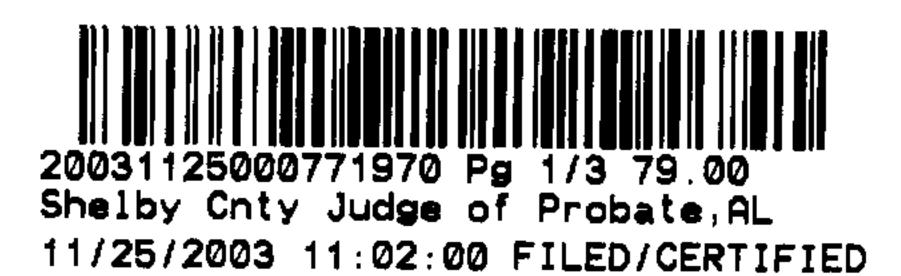
This Instrument was prepared by: Lisa Hudson Dorough, Esquire Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A. 2121 Highland Avenue Birmingham, Al. 35217 Send tax notice to:
Birmingham Southern College
P.O. Box 549006
Birmingham, Alabama 35254



GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **H. Albert Awtrey, a married man,** ("Grantor") in hand paid by **Birmingham Southern College** ("Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee all of his interests in the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel I.

Lots 89, 91, 95, 109, according to the Survey of Weatherly Oxford Sector 10, as recorded in Map Book 19, page 38, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 111, according to the Survey of Weatherly Windsor, Sector 8, as recorded in Map Book 16, page 110, in the Probate Office of Shelby County, Alabama.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2004 and subsequent years not yet due and payable. (Parcels I & II)
- (2) 25 foot building line, as shown by recorded Map. (Parcel I)
- (3) 30 foot Joint Driveway Agreement, as shown by recorded Map. (Parcel I)
- Right of Way granted to Alabama Power Company by instrument recorded in Volume 145, page 173, Volume 165, page 103, and Volume 197, page 348, in the Probate Office of Shelby County, Alabama. (Parcels I and II))

- (5) Mineral and mining rights and rights incident thereto recorded in Volume 268, page 98 and Volume 154, page 718, in the Probate Office of Shelby County, Alabama. (Parcel I and II)
- (6) Declaration of Protective Covenants as recorded in Instrument 1994-34723, in the Probate Office of Shelby County, Alabama. (Parcel I)
- (7) Covenant for storm water runoff control recorded in Instrument 1997-08990, in the Probate Office of Shelby County, Alabama. (Parcel I)
- (8) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1995/12822, in the Probate Office of Shelby County, Alabama. (Parcel I)
- (9) 70 foot building line, as shown by recorded Map. (Parcel II)
- (10) Restrictions as shown by recorded Map. (Parcel II)
- (11) Restrictions or Covenants recorded in Instrument 1992-23901, in the Probate Office of Shelby County, Alabama. (Parcel II)
- Restrictions or Covenants recorded in Real 323, page 303 and Real 326, page 474, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (Parcel II)

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs 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 his	signature and seal this the
day of	, 2003.	

(SIGNATURE AND NOTARY ACKNOWLEDGMENT FOLLOW ON PAGE 3.)

GRANTOR:	
	1/2
H. Albert Awtrey	

STATE OF ALABAMA) JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Albert Awtrey, a married man, whose name 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 on the day the same bears date.

Given under my hand and official seal, this the A day of No Went

(SEAL)

2003.

Notary Public

My commission expires 10 b6 06