

STATE OF ALABAMA)
JEFFERSON COUNTY)

20051014000536940 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/14/2005 11:33:55AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **LUTHER T. CALE, JR., a married person** (GRANTORS) do grant, bargain, sell and convey unto **CAHABA PARTNERS, LLC, an Alabama Limited Liability Company** (GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said **GRANTEE** its successors and assigns forever; And said GRANTOR does for himself, his heirs, successors, and assigns covenant with said **GRANTEE**, its successors and assigns that he is 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, successors and assigns shall, warrant and defend the same to the same **GRANTEE**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 30th day of SEPTEMBER, 2005.

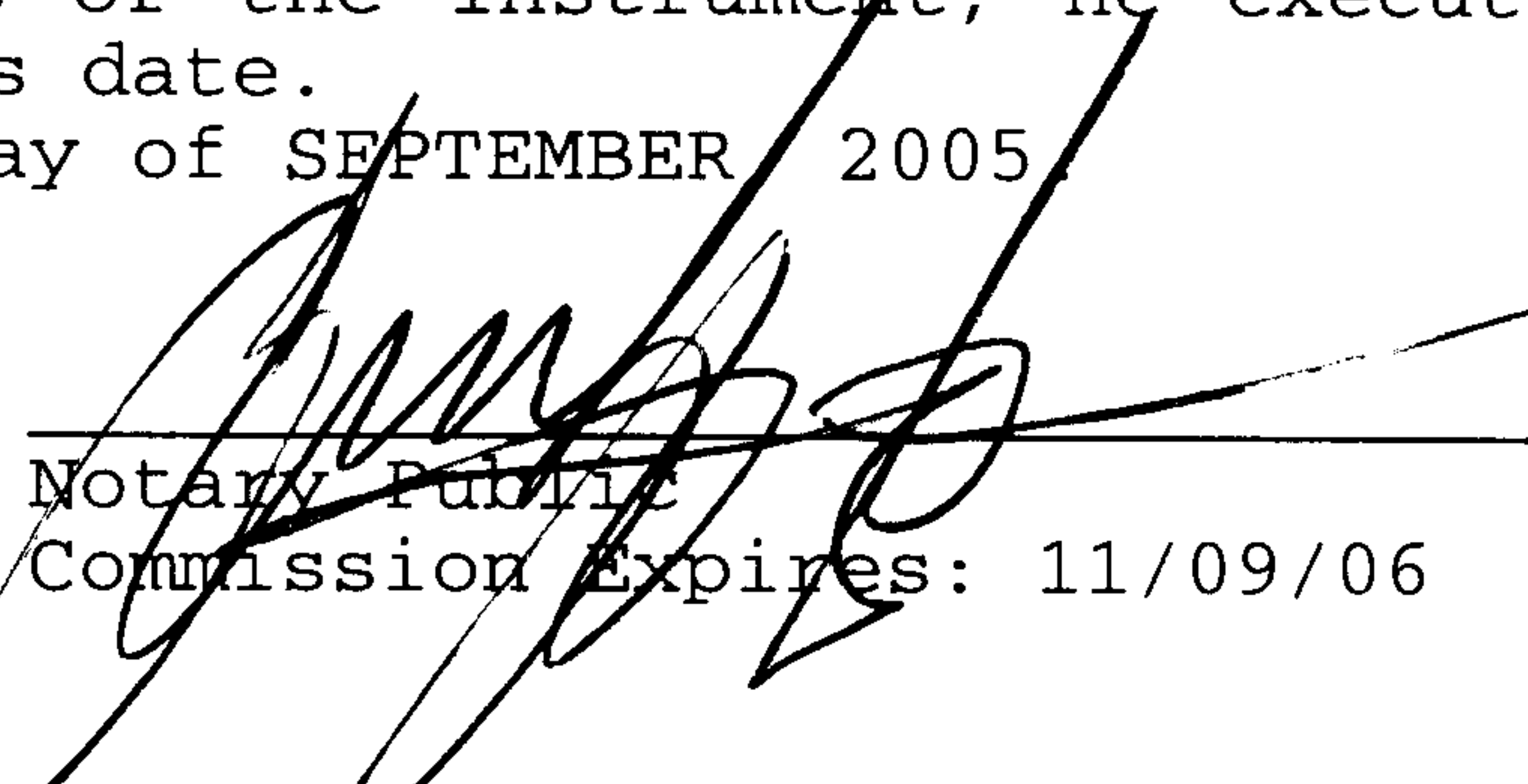

LUTHER T. CALE, JR.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that LUTHER T. CALE, JR. whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of SEPTEMBER, 2005.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
CAHABA PARTNERS, LLC
4128 CROSSHAVEN DRIVE
BIRMINGHAM, AL 35243
21-7-36-1-001-004.000
21-7-25-3-001-044.000

EXHIBIT "A" SALE TO CAHABA PARTNERS, LLC

PARCEL I:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence South 89 degrees 03 minutes 3 seconds West along the North boundary of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, Section 25, a distance of 2205.43 feet to a point on the East margin of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed along the said East margin of Washington Street, a distance of 520.16 feet to the point of beginning of the parcel of a land herein described; thence turn an angle of 79 degrees 42 minutes to the left and proceed along the South property line of Shelby County High School property, a distance of 382.18 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right a distance of 177.10 feet to a point on the North margin of Briarwood Street; thence turn an angle of 90 degrees 00 minutes to the right and proceed along the said North margin of Briarwood Street a distance of 350.00 feet to a point on the East margin of the said Washington Street; thence turn an angle of 79 degrees 42 minutes to the right and proceed along the said East margin of Washington Street a distance of 180.00 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

From the Southeast corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, run West, run West along the South Boundary line of said Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ a distance of 636.92 feet; thence turn 115 degrees 58 minutes right and run 248.4 feet; thence turn 89 degrees 54 minutes left and run 195 feet to point of beginning; thence turn 04 degrees 10 minutes left and run along the Mooney Road a distance of 280 feet to a point; thence turn an angle of 90 degrees to the right and run 220 feet parallel with the Western boundary of property conveyed in Deed Book 259 Page 143 in the Probate Records of Shelby County, Alabama; thence turn to the right an angle of 90 degrees and run a distance of 30 feet to the Northwest or most Northerly corner of property conveyed in said Deed Book 259 Page 143; thence continue in the same direction a distance of 220 feet to the Northeasterly corner of property conveyed in said Deed Book 259, Page 143; thence continue in the same direction a distance of 30 feet to a point; thence turn to the right an angle of 90 degrees and run 220 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005, AND THEREAFTER.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 127, PAGE 316, DEED BOOK 149, PAGE 4; DEED BOOK 143, PAGE 368; and DEED BOOK 226, PAGE 703.

RIGHT OF WAY GRANTED SHELBY COUNTY IN DEED BOOK 146, PAGE 17; DEED BOOK 256, PAGE 889.

EASEMENT TO SOUTH CENTRAL BELL IN DEED BOOK 261, PAGE 190.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN INST# 2001-42170.

ALL MATTERS SHOWN BY AN ACCURATE CURRENT SURVEY.