

SEND TAX NOTICE TO:
Daniel Properties XV
c/o Daniel Realty Corporation
1900 Daniel Building
Birmingham, AL 35233

STATE OF ALABAMA)

SHELBY COUNTY)

1330

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this 23rd day of October, 1984 by DANIEL INTERNATIONAL CORPORATION, a South Carolina corporation (the "Grantor"), in favor of DANIEL PROPERTIES XV, a Virginia limited partnership (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situated in Shelby County, Alabama, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to those matters more particularly described in Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

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

And the said Grantor does for itself and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except for the Permitted Title Exceptions; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned DANIEL INTERNATIONAL CORPORATION has caused this Warranty Deed to be executed by its Assistant Secretary, who is duly authorized to execute the same as of the day and year first above written.

DANIEL INTERNATIONAL CORPORATION,
a South Carolina corporation

By: [Signature]

Its: Assistant Secretary

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that T. Charles Tickle whose name as Assisted Secretary of DANIEL INTERNATIONAL CORPORATION, a South Carolina corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of October, 1984.




Notary Public
My Commission Expires: 11/13/84

This instrument prepared by
and should be returned to:

Stephen R. Monk
Daniel Realty Corporation
1900 Daniel Building
Birmingham, Alabama 35233

EXHIBIT A

A parcel of land situated in the east half of the northeast quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a capped iron pipe found at the northeast corner of said Section 1 and run thence in a southerly direction along the east line thereof for a distance of 436.03 feet to a point located in a curve to the right in the northwesterly right-of-way line of a proposed, public right-of-way leading from an existing, stubbed right-of-way lying between Lots 13 and 14 of Meadow Brook Third Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 66, to a point in the westerly right-of-way line of Meadow Brook Road located 750.38 feet southwesterly of the intersection thereof with the southerly right-of-way line of U.S. Highway 280, said curve being concave to the northwest, having a radius of 1598.48 feet, a central angle of $4^{\circ}-10'-47''$ and a chord which forms an interior or counterclockwise angle of $120^{\circ}-10'-53''$ with the preceding course; thence turn an angle to the right and run in a southwesterly direction with said proposed right-of-way line and along the arc of said curve for a distance of 116.61 feet to the end of said curve; thence continue to run with said proposed right-of-way line in a southwesterly direction along a line tangent to said curve for a distance of 337.88 feet to the beginning of a curve to the left, said curve being concave to the southeast, having a radius of 827.77 feet and subtending a central angle of $33^{\circ}-45'-00''$; thence continue to run with said proposed right-of-way line in a southwesterly direction along the arc of said curve for a distance of 487.60 feet to a point of reverse curvature located at the beginning of a curve to the right; said curve being concave to the northwest, having a radius of 966.13 feet, and subtending a central angle of $18^{\circ}-15'-00''$; thence continue to run with said proposed right-of-way line in a southwesterly direction along the arc of said curve for a distance of 307.73 feet to the end of said curve; thence turn an angle to the right of $67^{\circ}-07'-30''$, as measured from the chord of said curve and, leaving said proposed right-of-way line, run in a northwesterly direction for a distance of 415.95 feet to a point located in the west line of the northeast quarter of

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the northeast quarter of the aforesaid Section 1; thence turn an angle to the right of $75^{\circ}-38'-10''$ and run in a northerly direction along said west line of said quarter-quarter section for a distance of 1187.54 feet to a capped iron pipe found at the northwest corner thereof; thence turn an angle to the right of $92^{\circ}-17'-01''$ and run in an easterly direction along the north line of said quarter-quarter section for a distance of 1327.59 feet to the point of beginning;

TOGETHER WITH all of the right, title and interest of the Grantor in and to that certain Non-Exclusive Access Easement Agreement dated May 1, 1984, executed by Daniel U.S. Properties, Ltd. a Virginia limited partnership, and Daniel International Corporation, a South Carolina corporation, which has been recorded in Book 356, Page 288, in the Office of the Judge of Probate of Shelby County, Alabama, with respect to the following described real property (the "Easement Property"):

Description of 2 abutting strips or parcels of land to be dedicated for the purposes of a public right-of-way, said strips of land being situated in the east half of the northeast quarter of Section 1, Township 19 South, Range 2 West, and in the west half of the northwest quarter of Section 6, Township 19 South, Range 1 West and running from the northwesterly limit of an existing stubbed public right-of-way lying between Lots 13 and 14 of Meadow Brook - Third Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 66, to the westerly right-of-way line of Meadow Brook Road at a point located 750.88 feet southerly of the intersection thereof with the southerly right-of-way line of U.S Highway 280; said strips or parcels being more particularly described as follows:

Parcel No. 1

A strip of land 60.00 feet in perpendicular width lying 30.00 feet on either side of the following described centerline:

Commence at the southwesternmost corner of Lot 13 of the aforementioned Meadow Brook - Third Sector and run thence in a southwesterly direction along a projection of the northwesterly line thereof for a distance of 30.00 feet to the point of beginning of the centerline herein described; from the point of beginning thus obtained turn an angle to the right and run in a northwesterly direction along the arc of a curve to the right, said curve being concave to the northeast, having a radius of 257.31 feet, a central angle of $14^{\circ}-00'$ and constituting an extension of the abutting curve alignment of the dedicated right-of-way, for a distance of 62.87 feet to the end of said curve; thence run in a northwesterly direction for a distance of

413.09 feet to the beginning of a curve to the right, said curve being concave to the east, having a radius of 248.24 feet and subtending a central angle of $77^{\circ}-30'-00''$, thence run in a northerly to northeasterly direction along the arc of said curve for a distance of 335.78 feet to a point of reverse curvature of a curve to the left, said curve being concave to the northwest, having a radius of 996.13 feet, and subtending a central angle of $18^{\circ}-15'-00''$; thence run in a northeasterly direction along the arc of said curve for a distance of 317.29 feet to a point of reverse curvature of a curve to the right, said curve being concave to the southeast, having a radius of 797.77 feet and subtending a central angle of $33^{\circ}-45'-00''$; thence run along the arc of said curve in a northeasterly direction for a distance of 469.92 feet to the end of said curve; thence run in a northeasterly direction tangent to said curve for a distance of 337.88 feet to the beginning of a curve to the left, said curve being concave to the northwest, having a radius of 1628.48 feet and subtending a central angle of $21^{\circ}-53'-43''$; thence run in a northeasterly direction along the arc of said curve for a distance of 622.31 feet to the end of said curve and the end of the centerline herein described.

Parcel No. 2

A strip of land of varying width abutting the northeasterly limit of the hereinabove described Parcel No. 1 and extending therefrom in a northerly and easterly direction to the northwesterly right-of-way line of Meadow Brook Road as shown on a map entitled Meadow Brook, Second Sector, First Phase and recorded in the aforesaid Office of said Judge of Probate in Map Book 7, Page 65 and being more particularly described as follows:

Begin at a point located at the end of the centerline of the hereinabove described Parcel 1 and run thence in a northwesterly direction with a portion of the northeasterly limit thereof for a distance of 30.00 feet to a point; thence turn an angle to the right of $90^{\circ}-00'-00''$ and run in a northeasterly direction for a distance of 224.87 feet to the beginning of a curve to the right, said curve being concave to the southeast, having a radius of 330.00 feet, and subtending a central angle of $80^{\circ}-14'-39''$; thence run in a northeasterly to southeasterly direction along the arc of said curve for a distance of 462.17 feet to the end of said curve and the beginning of a reversed curve return to the left, said curve being concave to the northeast, having a radius of 20.00 feet and subtending

a central angle of $81^{\circ}-22'-31''$; thence running in a southeasterly to easterly direction along the arc of said curve for a distance of 28.41 feet to a point located in a curve to the left in the aforementioned northwesterly right-of-way line of the Meadow Brook Road 750.88 feet south of the intersection thereof with the southerly right-of-way line of U.S. Highway 280; thence turn an angle to the right and run in a southwesterly direction along the arc of said curve in said Meadow Brook Road right-of-way line, said curve being concave to the southeast, having a radius of 479.54 feet, subtending a central angle of $13^{\circ}-36'-42''$ and a chord which forms an interior or counter-clockwise angle of $47^{\circ}-29'-37''$ with the chord of the last mentioned curve, for a distance of 137.70 feet to a point located at the beginning of return curve to the left, said return curve being concave to the west, having a radius of 20.00 feet, subtending a central angle of $86^{\circ}-15'-20''$ and having a chord which forms an interior or counter-clockwise angle of $49^{\circ}-56'-01''$ with the chord of the last mentioned curve; thence turn an angle to the right and leaving said right-of-way line of said Meadow Brook Road, run in a northeasterly to northwesterly direction along the arc of said curve for a distance of 30.11 feet to a point of compound curvature of a curve to the left, said curve being concave to the southwest, having a radius of 228.00 feet and subtending a central angle of $53^{\circ}-50'-00''$; thence run in a westerly direction along the arc of said curve for a distance of 214.22 feet to a point of compound curvature of a curve to the left, said curve being concave to the southeast, having a radius of 545.00 feet and subtending a central angle of $12^{\circ}-00'-00''$; thence run in a southwesterly direction along the arc of said curve for a distance of 114.14 feet to the end of said curve; thence run in a southwesterly direction tangent to said curve for a distance of 30.41 feet to the beginning of a curve to the left, said curve being concave to the southeast, having a radius of 734.27, and subtending a central angle of $13^{\circ}-10'-06''$; thence run in a southwesterly direction along the arc of said curve for a distance of 168.76 feet to the end of said curve; thence run in a southwesterly direction tangent to said curve for a distance of 17.33 feet to a point located normal to and 30.00 feet southeasterly of the aforesaid point at the northeasterly end of the hereinabove described centerline of Parcel 1; thence turn an angle to the right of $90^{\circ}-00'-00''$ and run in a northwesterly direction with a portion of the aforesaid northeasterly limit of said Parcel 1 for a distance of 30.00 feet to the point of beginning.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. Taxes due and payable October 1, 1985.
2. Title to all minerals underlying the NW 1/4 of the NW 1/4 of Section 6, Township 19 South, Range 1 West, with mining rights and privileges belonging thereto, as conveyed in Deed Book 66, Page 34, in the Probate Office of Shelby County, Alabama (with respect to Easement Property only).
3. Title to all minerals underlying the E 1/2 of NE 1/4, Section 1, Township 19 South, Range 2 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals underlying the SW 1/4 of SW 1/4, Section 31, Township 18 South, Range 1 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581, in the Probate Office of Shelby County, Alabama (with respect to Easement Property only).
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 109, Page 490, in the Probate Office of Shelby County, Alabama, affecting the S 1/2 of SW 1/4, Section 31, Township 18 South, Range 1 West (with respect to Easement Property only).
6. Easement to South Central Bell, as recorded in Deed Book 311, Page 432 in the Probate Office of Shelby County, Alabama, affecting the S 1/2 of SW 1/4, Section 31, Township 18 South, Range 1 West (with respect to Easement Property only).
7. Easement to South Central Bell Telephone & Telegraph recorded in Deed Book 299, Page 703, in the Probate Office of Shelby County, Alabama, affecting the S 1/2 of SW 1/4, Section 31, Township 18 South, Range 1 West (with respect to Easement Property only).
8. Right-of-way granted to Alabama Power Company recorded in Book 2, Page 792 and Book 2, Page 797, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 OCT 24 AM 10:58
see Mtg 006 - 307
JULIA L. HARRIS
CLERK

RECORDING FEES

Recording Fee	\$ <u>17.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>18.50</u>

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