

3/68-1c
SEND TAX NOTICES TO:
EQUITY PARTNERS JOINT VENTURE
c/o Colonial Properties, Inc.
P. O. Box 43468
Birmingham, AL 35243

\$300,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

791

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and certain other good and valuable consideration, to the undersigned Grantor, COLONIAL PROPERTIES, INC., an Alabama corporation whose post office address is P. O. Box 43468, Birmingham, Alabama 35243, in hand paid by the Grantee herein, EQUITY PARTNERS JOINT VENTURE, an Alabama general partnership whose post office address is P. O. Box 43468, Birmingham, Alabama 35243, the receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the real estate described on Exhibit A, which is attached hereto and incorporated herein by reference and which is situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes which are a lien but not due and payable.
2. Right of way to Alabama Power Company as recorded in Volume 97, page 566, Volume 109, page 289, Volume 182, page 51, and Volume 270, page 819 in the Probate Office of Shelby County, Alabama.
3. Right of way to South Central Bell as recorded in Real 66, page 493 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto as recorded in Volume 113, page 148 in the Probate Office of Shelby County, Alabama.

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

Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns that it is lawfully seized in fee simple of said premises only against its own acts; that it has not done or suffered to be done any act or thing whereby the said premises hereby granted are, or may be, encumbered or charged, except as herein recited; and that it will so warrant and defend to the Grantee, its successors and assigns.

IN WITNESS WHEREOF, Colonial Properties, Inc. an Alabama corporation has caused this Deed to be executed by its duly authorized officer as of the 8th day of July, 1987.

COLONIAL PROPERTIES, INC., an Alabama corporation

By: Thomas H. Lowder
Thomas H. Lowder
Its President

* The full amount of the purchase price is paid by the mortgage filed simultaneously.

LAND TITLE COMPANY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Lowder, whose name as President of Colonial Properties, Inc., is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, 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 8th day of July, 1987.

Diane Henninger
Notary Public

My Commission Expires: 12-5-88

THIS INSTRUMENT PREPARED BY:

F DON SIEGAL, ESQ.
Leitman, Siegal, Payne & Campbell, P.C.
425 First Alabama Bank Building
Birmingham, AL 35203
(205) 251-5900

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EXHIBIT A

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

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Begin at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and from the East line of said $\frac{1}{4}$ section turn an angle to the left of 68 degrees, 16' 22" and run in a Northwesterly direction a distance of 104.15 feet to a point; thence turn an interior angle of 203 degrees, 16' 04" and run to the left in a Westerly direction a distance of 60.00 feet to a point; thence turn an interior angle of 90 degrees, 00' 00" and run to the right in a Northerly direction a distance of 140.00 feet to a point; thence turn an interior angle of 253 degrees, 37' 30" and run to the left in a Northwesterly direction a distance of 343.73 feet to a point; thence turn an interior angle of 103 degrees, 30' 15" and run to the right in a Northerly direction a distance of 230.00 feet to a point; thence turn an interior angle of 226 degrees, 21' 56" and run to the left in a Northwesterly direction a distance of 251.21 feet to a point; thence turn an interior angle of 94 degrees, 29' 04" and run to the right in a Northeasterly direction a distance of 142.56 feet to a point; thence turn an interior angle of 186 degrees, 55' 00" and run to the left in a Northeasterly direction a distance of 230.34 feet to a point; thence turn an interior angle of 198 degrees, 31' 00" and run to the right in a Northeasterly direction a distance of 132.54 feet to a point; thence turn an interior angle of 223 degrees, 56' 00" and run to the left in a Northwesterly direction a distance of 94.44 feet to a point; thence turn an interior angle of 231 degrees, 03' 00" and run to the left in a Northwesterly direction a distance of 65.07 feet to a point; thence turn an interior angle of 185 degrees, 11' 00" and run to the left in a Westerly direction a distance of 77.06 feet to a point; thence turn an interior angle of 162 degrees, 35' 00" and run to the right in a Northwesterly direction a distance of 107.00 feet to a point; thence turn an interior angle of 70 degrees, 49' 13" and run to the right in a Northeasterly direction a distance of 164.21 feet to a point; thence turn an interior angle of 101 degrees, 45' 33" and run to the right in a Southeasterly direction a distance of 676.55 feet to a point on the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36; thence turn an interior angle of 119 degrees, 43' 03" and run to the right in a Southerly direction along the East line of said $\frac{1}{4}$ section a distance of 1029.58 feet to the point of beginning;

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUL 14 PM 3:19

Robert H. Hamilton, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ —
2. Mtg. Tax	—
3. Recording Fee	<u>750</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>850</u>