

THIS INSTRUMENT PREPARED BY:

SEND TAX BILL TO:

Bradley G. Siegal
Leitman, Siegal, Payne & Campbell, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

Colonial Realty Limited Partnership
c/o Colonial Properties Holding Company, Inc.
2101 6th Avenue North
Suite 750
Energen Building
Birmingham, Alabama 35202

Inst # 1993-30307

SPECIAL LIMITED WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

\$ 1,272,823.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COLONIAL PROPERTIES, INC., an Alabama corporation ("Grantor"), has bargained and sold and by these presents does transfer and convey unto COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Shelby County, State of Alabama described on Exhibit "A", which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference as well as to all taxes for the year 1993 and subsequent years not yet due and payable.

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

This is a special limited warranty deed. Grantor's only warranties hereunder are that this deed is executed and delivered with full authority of Grantor; that Grantor warrants that it has done nothing to adversely affect title since title was placed in its name, and that the Property is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein. No other warranties, express, implied or created by statute are included in this deed.

IN WITNESS WHEREOF, the said Grantor, by its officer who is duly authorized to execute this conveyance, hereto sets its signature and seal this the 23rd day of September, 1993.

COLONIAL PROPERTIES, INC.,
an Alabama corporation

By:

Its:

Kenneth E. Honey
Vice President

Inst # 1993-30307

10/01/1993-30307
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 1290.00

STATE OF _____)
DISTRICT OF COLUMBIA
_____ COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Kenneth E. Howell, whose name as Vice President of Colonial Properties, Inc., an Alabama corporation, is signed to the foregoing conveyance, 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 23rd day of September, 1993.


Notary Public
My Commission Expires: _____

REBECCA W. KILLION
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires February 28, 1998

Exhibit A

HEATHERBROOKE APTS. PHASE IV

DESCRIPTION OF PARCEL OF LAND
PROVIDE DESCRIPTION OF LAND
AND ALL EASEMENTS THERETO

3. The Land is described as follows:

PARCEL I:

Lots 3 and 4, according to the Survey of Heatherbrooke Office Park, as recorded in Map Book 12, page 2, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 2-B, according to a Resurvey of Lot 2, Heatherbrooke Office Park, recorded in Map Book 12, page 36, in the Probate Office of Shelby County, Alabama.

PARCEL III:

Lots 1-B and 1-C, according to Colonial Properties Survey of part of Lot 1, Heatherbrooke Office Park, recorded in Map Book 15, page 46, in the Probate Office of Shelby County, Alabama.

Exhibit B

1. Taxes and assessments for the year 1993, and subsequent years, which are not yet due and payable.
2. Restrictions as shown by maps recorded in Map Book 12, Page 2; Map Book 12, Page 36 and Map Book 15, Page 46, in the Probate Office of Shelby County, Alabama. (All Lots)
3. Right of Way granted to Alabama Power Company by instrument recorded in Real 302, page 379, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Covenants as recorded in Real 352, page 170, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 97, page 566; Volume 285, page 93; Volume 109, page 289 and Volume 182, page 51, in the Probate Office of Shelby County, Alabama. (Parcel II)
6. Right of Way granted to Alabama Power Company by instrument recorded in Real 323, page 694, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Real 292, page 162, in the Probate Office of Shelby County, Alabama. (Lot 1-A)
8. Mortgage from Colonial Properties, Inc. to SouthTrust Bank dated September __, 1993 and recorded in instrument number _____.

Heatherbrook IV

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10/01/1993-30307
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCB 1290.00