

When Recorded Mail to:

Principal Mutual Life Insurance Company
Attn: Robert Roepsch
711 High Street
Des Moines, Iowa 50392-1360

Send Tax Notice To:

Principal Mutual Life Insurance Company
c/o Engel Realty
Suite 100
2151 Highland Avenue
Birmingham, Alabama 35205

Inst # 1997-26022

STATE OF ALABAMA)
:
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **PARKWAY LAKE, L.L.C.**, an Alabama limited liability company (herein called "Grantor"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to Grantor by **PRINCIPAL MUTUAL LIFE INSURANCE COMPANY**, an Iowa corporation (herein called "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the land situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and incorporated herein; subject, however, to the permitted exceptions shown on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said land unto Grantee and its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee and its successors and assigns that it is lawfully seized in fee simple of said land; that said land is free from all encumbrances except as aforesaid; that it has a good right to sell and convey said land to Grantee and that it will warrant and defend said land unto Grantee and its successors and assigns, forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

Inst # 1997-26022

08/15/1997-26022
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 62.00

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and by its duly authorized members on this 14th day of August, 1997.

PARKWAY LAKE, L.L.C..

By Gary C. Wyatt
Its Member
By Mark L. David
Its Member

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that GARY C. WYATT and MARK L. DAVID, whose names as the Members of PARKWAY LAKE, L.L.C., a limited liability company organized and existing under the laws of the State of Alabama, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office, this 14th day of August, 1997.

Doug Whitaker, Jr.
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 4-4-2001

This instrument was prepared by:

Meade Whitaker, Jr.
2500 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT "A"

A portion of Lot 2, according to the Survey of Wren Park Subdivision, as recorded in Map Book 22, Page 131, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

A tract of land situated in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 19, Township 19 South, Range 2 West, and the NE 1/4 of the NE 1/4; NW 1/4 of the NE 1/4; and the NE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the NE corner of Section 30; thence west along the north line of said Section 1245.86 feet; thence 90 degrees 00 minutes 00 seconds left 431.26 feet to a point, said point being on the southwesterly right of way of Riverchase Parkway East; thence 111 degrees 16 minutes 33 seconds right, leaving said right of way 127.85 feet; thence 27 degrees 54 minutes 00 seconds left 454.41 feet; thence 20 degrees 43 minutes 00 seconds right, 482.29 feet; thence 25 degrees 31 minutes 00 seconds left, 494.05 feet to the point of beginning; thence turn an angle to the right of 90 degrees and run in a northwesterly direction for a distance of 437.81 feet to an existing iron pin being on the south right of way line of Parkway Lake Drive; thence turn an angle to the left of 73 degrees 57 minutes and run in a westerly direction along the south right of way line of said Parkway Lake Drive for a distance of 35.38 feet to an existing iron pin; thence turn an angle to the left of 106 degrees 03 minutes and run in a southeasterly direction for a distance of 459.63 feet to an existing iron pin; thence turn an angle to the left of 109 degrees 30 minutes and run in a northeasterly direction for a distance of 36.07 feet, more or less, to the point of beginning.

EXHIBIT "B"

1. The lien for ad valorem taxes for the tax year beginning October 1, 1996.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded Deed Book 127, page 140 and Deed Book 4, page 464.
3. Restrictions appearing of record in Deed Book 330, page 449.
4. Easement and right-of-way granted the City of Hoover recorded in Real Volume 62, page 64.
5. Agreement and restrictions between The Harbert-Equitable Joint Venture and Blue Cross-Blue Shield as recorded in Miscellaneous Book 19, page 690.
6. Restrictions appearing of record in Miscellaneous Book 19, page 633.
7. Right-of-way granted Alabama Power Company recorded Deed Book 252, page 182 and Deed Book 252, page 184.
8. Fifteen-foot easements along the Southerly and Easterly lines; located as shown on survey of Laurence D. Weygand, dated December 3, 1980, which is referred to in deed recorded in Deed Book 330, page 449, in the Probate Office of Shelby County, Alabama; said survey being attached to instrument recorded in Real Record 085, page 57, in the Probate Office of Shelby County, Alabama, and as shown by Map Book 22, page 131, as recorded in said Probate Office.
9. Thirty-foot slope easement along Parkway Lake Drive located as shown on survey of Laurence D. Weygand, dated December 3, 1980, which is referred to in deed recorded in Deed Book 330, page 449, in the Probate Office of Shelby County, Alabama; said survey being attached to instrument recorded in Real Record 085, page 57, in said Probate Office and said easement being located as shown on said survey.

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