

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/21/1998-36898
04:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 15.50

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 16th day of September, 1998, between **REGIONS BANK**, an Alabama banking corporation, of the County of Jefferson, in the State of Alabama, hereinafter called the "Grantor," and **WYATT R. HASKELL**, a married man, of the County of Jefferson, in the State of Alabama, hereinafter called the "Grantee;"

WITNESSETH THAT:

THE GRANTOR, for and in consideration of the sum of \$4,486,000.00, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has by these presents granted, bargained, and sold to the Grantee, his heirs, and assigns forever, the following described land: A parcel of real property located in Shelby, County, Alabama.

Part of the South Quarter of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of said Section 19, run in a Westerly direction along the South line of said section for a distance of 3,471.23'; thence turn an angle to the right of 90° and run in a Northerly direction for a distance of 364.58' to an existing iron pin being a corner of the Baptist Medical Center Property; thence turn an angle to the right of 77°37'30" and run in an Easterly direction along the South line of said Baptist Medical Center Property for a distance of 1,092.06' to an existing iron pin being on the West right-of-way line of Riverchase Parkway East and being the point of beginning; thence turn an angle to the right of 180° and run in a Westerly direction for a distance of 300.38' to an existing iron pin; thence turn an angle to the left of 95°03'02" and run in a Southerly direction for a distance of 436.17' to an existing iron pin being in the Northwest right-of-way line of Parkway Lake Drive; thence turn an angle to the left (108°58'25" to chord line) and run along the arc of the curved right-of-way line of Parkway Lake Drive (said curve being concave in a Northwesterly direction and having a central angle of 30°30' and a radius of 570.00') for a distance of 303.43' to the end of said curve right-of-way line; thence run in a Northeasterly direction along a line tangent to the end of said curve and being the Northwest right-of-way line of Parkway Lake Drive for a distance of 133.99' to a point of curve; said curve being concave in a Westerly direction and having a radius of 25.00' and a central angle of 90°; thence turn an angle to the left and run along the arc of said curve

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for a distance of 39.27' to the end of said curve and being on the West right-of-way line of Riverchase Parkway East; thence run in a Northwesterly direction along a line tangent to the end of said curve and being the West right-of-way line of Riverchase Parkway East for a distance of 31.17' to another point of curve; said curve being concave in a Northeasterly direction and having a central angle of 17°23'42" and a measured radius of 646.25'; thence turn an angle to the right and run in a Northwesterly direction along the West right-of-way line of said Riverchase Parkway East for a distance of 196.20', more or less, to the point of beginning.

Subject to encumbrances of record including, without limitation, the statutory rights of redemption arising out of a foreclosure of a mortgage between Mortgagee and Riverchase Office Partners, an Alabama general partnership.

All of the purchase price is being provided from the proceeds of a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple forever.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor of the Property described herein has signed and sealed this Deed on the day and year first above written.

REGIONS BANK

By: Michael A. Hutchless
Its: Vice President

This Instrument Prepared By:

Richard P. Carmody, Esq.
Lange, Simpson, Robinson & Somerville, LLP
417 North 20th Street, Suite 1700
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael A. Mitchell, whose name as Vice President of REGIONS BANK, an Alabama banking 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 the said corporation.

Given under my hand and official seal this 16th day of September, 1998.

Stephen P. Lora
Notary Public
My Commission Expires: 11-24-2001

Inst # 1998-36898

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