

This instrument prepared by:

Send Tax Notices To:

Peter E. Barber, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Lake Forest, L.L.C.  
200 Union Hill Drive  
Birmingham, Alabama 35209

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of **SEVENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$78,000.00)** and other good and valuable consideration to the undersigned grantor, **THE UAB EDUCATIONAL FOUNDATION,** an Alabama non-profit corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **LAKE FOREST, L.L.C.,** an Alabama limited liability company, (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama, as further described on Exhibit A attached hereto and made a part of this deed hereby.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, his successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR.

**Inst # 1998-48240**

**12/04/1998-48240**  
**10:53 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**OGS CRH           14.50**

IN WITNESS WHEREOF, The UAB EDUCATIONAL FOUNDATION, GRANTOR, has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 30th day of November, 1998.

THE UAB EDUCATIONAL FOUNDATION,  
an Alabama non-profit corporation

By: *Louis E. Slovensky*  
Louis E. Slovensky  
Its EXECUTIVE DIRECTOR

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis E. Slovensky, whose name as Executive Director of The UAB Educational Foundation, a non-profit 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 the 30th day of November, 1998.

*[Signature]*  
Notary Public     NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 15, 2002  
BONDED THRU NOTARY PUBLIC UNDERWRITERS  
My Commission Expires: \_\_\_\_\_

EXHIBIT A

State of Alabama)  
Shelby County)

BOUNDARY LINE SURVEY


I, Laurence D. Weygand, a registered Engineer-Land Surveyor, certify that I have surveyed the land shown hereon and described below; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that this survey meets the minimum technical standards for boundary line surveys as required by the State of Alabama (using 14" long #5 rebars); and that the correct description is as follows:

Description of a parcel of land situated in the North half of Section 9, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of the southwest quarter of the northeast quarter of said Section 9 and from there run thence easterly along the south line of said quarter-quarter section 1132.00 feet to a point; thence turn an angle to the left of 117°-00'-00" and run northwesterly 425.00 feet to a point; thence turn an angle to the left of 57°-30'-00" and run westerly 178.00 feet; thence turn an angle to the right of 120°-00'-00" and run northeasterly 90.00 feet to a point; thence turn an angle to the left of 13°-39'-16" and run northeasterly 164.74 feet to a point; thence turn an angle to the right of 66°-22'-09" and run easterly 125.00 feet to a point; thence turn an angle to the left of 90°-00'-00" and run northerly 186.00 feet to a point; thence turn an angle to the right of 90°-00'-00" and run easterly 3.08 feet to a point; thence turn an angle to the left of 90°-00'-00" and run northerly 151.08 feet to a point on the south line of Eaglewood Estates, First Sector, 88.00 feet distant from the southeast corner of Lot 5 therein, as shown on a map thereof recorded among the Judge of Probate Records, Shelby County, Alabama, in Map Book 7, at Page 45; thence turn an angle to the left of 88°-14'-33" and run westerly along said south line of said Eaglewood Estates First Sector 670.00 feet to the northeast corner of Lot 16, Eaglewood Estates, Third Sector, as shown on a map thereof recorded among said Judge of Probate Records of Shelby County, Alabama, in Map Book 7, at page 92; thence turn an angle to the left of 90°-00'-00" and run southerly 170.00 feet to the southeast corner of said Lot 16; thence turn an angle to the right of 90°-00'-00" and run westerly along the south boundary of said Eaglewood Estates, Third Sector 840.00 feet to the northeast corner of Lot 26, Corsentino's Addition to Eaglewood Estates, Fourth Sector, First Phase, as shown on a map thereof recorded among said Judge of Probate Records, Shelby County, Alabama, in Map Book 8, at page 17; thence turn an angle to the left of 85°-00'-00" and run southerly along the east line of said Lot 26, 128.00 feet to the northeast corner of Lot 27 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 5°-00'-00" and run southerly, along the east line of said Lot 27, 120.00 feet to the northerly right-of-way line of Eagle Drive at the intersection thereof with the southeast corner of said Lot 27; thence an angle to the right of 4°-45'-49" and run southerly along the easterly limit of said Eagle Drive 60.22 feet to the northeast corner of Lot 128 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 9°-03'-42" and run southerly, along the east line of said Lot 128, 153.84 feet to the southeast corner of said Lot 128; thence turn an angle to the left of 85°-40'-17" and run easterly 521.00 feet to a point; thence turn an angle to the right of 89°-56'-00" and run southerly 331.13 feet to the point of beginning.

According to my survey of: NOVEMBER 1, 1998

Order No.: \_\_\_\_\_  
Purchaser: JOE MCKAY

Address: \_\_\_\_\_  
Flood Zone: "C" C.P.#01091  
0100B

  
Laurence D. Weygand  
Reg. P.E.-L.S. #10373  
169 Oxmoor Road PH: 942-0086  
Homewood, AL 35209

Inst # 1998-48240

12/04/1998-48240  
10:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 14.58