

Prepared by and return to:

Donise R. Cannaday  
Principal Capital Management, LLC  
801 Grand Avenue  
Des Moines, Iowa 50392-1360

STATE OF ALABAMA}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY}

### STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED, Made this 3<sup>rd</sup> day of August, in the year one thousand nine hundred and ninety-nine, by and between PRINCIPAL LIFE INSURANCE COMPANY, formerly known as Principal Mutual Life Insurance Company, an Iowa corporation, 711 High Street, Des Moines, Iowa 50392, Grantor, party of the first part and CAHABA PARK SOUTH LLC, an Alabama limited liability company, c/o GRAHAM & COMPANY, INC., 2200 Woodcrest Place, Suite 210, Birmingham, Alabama, 35209, Grantee, party of the second part.

WITNESSETH, That for and in consideration of the sum of FOUR MILLION FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$4,400,000.00), to the undersigned Grantor in hand paid by the Grantee the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Grantee the following described real estate, to-wit:

PARCEL I: Lot 12, according to the Survey of Cahaba Park South as recorded in Map Book 9, Page 164 in the Probate Office of Shelby County, Alabama.

PARCEL II: Lot 13, according to the Survey of Cahaba Park Survey, Resurvey No. 1 as recorded in Map Book 12, page 53 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH THE ATTACHED EXHIBIT "A"

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SHELBY COUNTY JUDGE OF PROBATE  
713.50  
003 HNS

TOGETHER WITH a 15 foot easement on East and 7 1/2 foot easement on North as shown by recorded map on Parcel I; an Agreement recorded in Real 92, page 687, in the Probate Office of Shelby County, Alabama for Parcel I and II; Right of way granted to Alabama Power Company by instrument recorded in Real 46, page 65; Volume 347, page 105 and Volume 343, page 828, in the Probate Office of Shelby County, Alabama for Parcel I and II; Declaration of Protective Covenants as recorded in Real 37, page 96, in the Probate Office of Shelby County, Alabama; and Restrictions appearing of record in Real 248, page 45, in the Probate Office of Shelby County, Alabama.

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

AND the said Grantor does itself, and for its successors and assigns, covenant with the said Grantee, its heirs and assigns that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

THREE Million Seven Hundred Thousand and 00/100 Dollars (\$3,700,000) of the consideration was paid from the proceeds of a loan secured by a mortgage recorded concurrently herewith.

WITNESS:

Valerie Carr

Missie D. Newton

Annita Taylor

STATE OF IOWA )

POLK COUNTY )

PRINCIPAL LIFE INSURANCE COMPANY,  
an Iowa corporation

Ronald B. Franklin  
Director  
Commercial Real Estate  
Closing/Loan Administration



By Ronald B. Franklin

By Brad Benson

Brad Benson  
Assistant Director  
Commercial Real Estate

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ronald B. Franklin and Brad Benson whose names as Director and Asst Director of Principal Life Insurance Company, an Iowa 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 said corporation.

Given under my hand an official seal this 3rd day of August, 1999.

Missie D. Newton

Notary Public

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_



MELISSA NEWTON  
MY COMMISSION EXPIRES  
April 16, 2001

### EXHIBIT "A"

An easement, more particularly described as follows: Commence at the Northwest corner of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and run South for 277.41 feet along the west line thereof to its point of intersection with U.S. Highway 280 South; thence turn 53 degrees 01 minutes 13 seconds to the left and run 254.49 feet southeasterly along the northeasterly right of way line of said U.S. Highway 280 South to a point; thence turn 0 degrees 32 minutes 45 seconds to the right and run 502.79 feet southeasterly along the northeasterly right of way line of said U.S. Highway 280 to its point of intersection with the northwesterly right of way line of Cahaba Park Circle; thence turn 94 degrees 34 minutes 26 seconds to the left and run 197.20 feet in a Northeasterly direction along said Northwesterly right of way line of Cahaba Park Circle to the P.C. (point of curve) of a curve to the right having a central angle of 4 degrees 34 minutes 26 seconds and a radius of 1282.00 feet; thence continue along the arc of said curve and the northwesterly right of way line of Cahaba Park Circle a distance of 93.50 feet to its intersection with the center line of a 30 foot wide easement for storm drainage, said point being the point of beginning., thence turn 98 degrees 00 minutes to the left (angle measured to tangent) and run 60.00 feet, more or less, in a Northwesterly direction along said centerline of a 30 foot wide easement for storm drainage to the point of ending, said easement falling within the boundaries of a portion of that 30 foot wide easement for storm drainage, sanitary sewer and public utilities according to that plat of Cahaba Park South, dated April, 1986 and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 9, Page 164.

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