

SEND TAX NOTICE TO:

River Ridge Development Company, L.L.C.
2100 16th Avenue South, Suite 111
Birmingham, Alabama 35205
Attention: David L. Silverstein

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered by **RD&R, Ltd., an Alabama limited partnership, formerly known as R, D & R, a partnership**, the grantee in that certain deed recorded in Real 363, Page 243, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as the "Grantor"), to **RIVER RIDGE DEVELOPMENT COMPANY, L.L.C., a Delaware limited liability company** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) paid by the Grantee to the Grantor, Grantor does by these presents grant, bargain, sell and convey unto the Grantee the following described real estate located in the City of Birmingham, Shelby County, Alabama (the "Property"):

Lot 2C of a Resurvey of Lot 2B according to Cahaba River Park, as recorded in Map Book 8, Page 95 in the Office of the Judge of Probate of Shelby County, Alabama,

LESS AND EXCEPT THE FOLLOWING:

A part of Lot 2C, Resurvey of Lot 2B Cahaba River Park, as recorded in Map Book 8, Page 95 in the Office of the Probate Judge of Shelby County, Alabama, being more particularly described as follows:

Begin at the Easternmost corner of Lot 2C, Resurvey of Lot 2B, Cahaba River Park and run North 44 degrees 24' 23" West along the Northeast line of said Lot 2C a distance of 826.51 feet to a point; thence South 45 degrees 35'37" West a distance of 395.00 feet to a point; thence South 44 degrees 24'23" East a distance of 826.47 feet to a point on the Southeasterly line of said Lot 2C; thence North 45 degrees 35'58" East along the Southeasterly line of said Lot 2C a distance of 395.00 to the POINT OF BEGINNING.

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SHELBY COUNTY JUDGE OF PROBATE
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TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1999;
2. Restrictions or Covenants recorded in Misc. Volume 9, Page 513, Deed Book 271, Page 363, and Instrument No. 1992-10301, as modified by Consent and Waiver as to Restrictive Covenants by St. Vincent's Hospital as recorded in Instrument 1999 38031, in the Probate Office of Shelby County, Alabama; and
3. Mineral and mining rights and rights incident thereto recorded in Deed Book 344, Page 93, in the Probate Office of Shelby County, Alabama.

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

The Grantor does for itself, and its successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances unless otherwise noted above, that the Grantor has a good right to sell and convey the same as aforesaid, that the Grantor and the Grantor's successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on the date stated below, and delivered as of September __, 1999.

RD&R, Ltd.

By W. Earl Richards

W. EARL RICHARDS

Its: General Partner

The consideration described in this Deed has been paid with the proceeds of a Mortgage loan closed and recorded simultaneously herewith.

STATE OF ALABAMA)
 COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. Earl Richards, whose name as General Partner of **RD&R, Ltd., an Alabama limited partnership** is signed to the foregoing General Warranty Deed and who is known to me, **acknowledged** before me on this day that, being informed of the contents of the General Warranty Deed, he/she, in his/her capacity as such General Partner and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this the 3^d day of September, 1999.

Mark S. Elwood
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:

Denise W. Killebrew, Esq.
Berkowitz, Lefkovits, Isom & Kushner
SouthTrust Tower
420 North 20th Street, Suite 1600
Birmingham, Alabama 35203-5202

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES OCT. 7, 2002

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