

This instrument was prepared by  
~~and is to be returned to:~~

Send Tax Notice To:

Bass, Berry & Sims PLC (TGU)  
100 Peabody Place, Suite 900  
Memphis, Tennessee 38103  
901-543-5900

ARIUM Inverness Owner, LLC  
c/o Carroll Acquisitions, LLC  
3340 Peachtree Road NE – Suite 2250  
Atlanta, Georgia 30326

### QUIT CLAIM DEED



20140724000226860 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/24/2014 10:29:20 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Colonial Realty Limited Partnership, a Delaware limited partnership (“Grantor”), does remise, release, quit claim and convey to ARIUM Inverness Owner, LLC, a Delaware limited liability company (“Grantee”), all right, title, interest, and claim in or to the following described real estate situated in Shelby County Alabama, to-wit:

See Exhibit A attached hereto and made a part  
hereof as fully as if copied herein verbatim

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

*[Signature page follows]*

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8<sup>th</sup> day of July, 2014.

Colonial Realty Limited Partnership, a Delaware limited partnership

By: Mid-America Apartments, L.P., a Tennessee limited partnership, its general partner

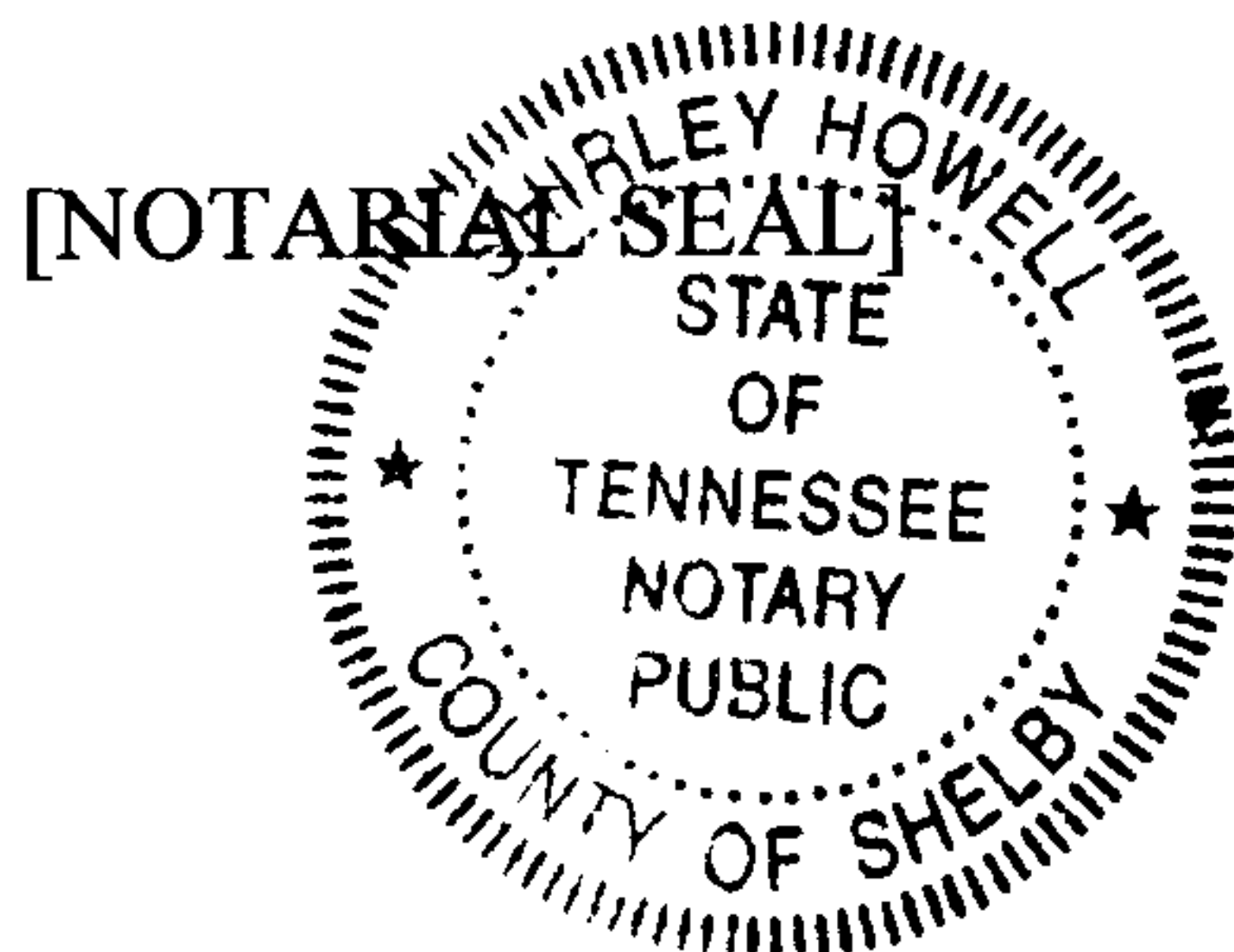
By: Mid-America Apartment Communities, Inc., a Tennessee corporation, its general partner

By: Robert J. DelPore  
Name: Robert J. DelPore  
Title: EVP


STATE OF TENNESSEE  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert DelPore, whose name as Executive Vice Pres. of Mid-America Apartment Communities, Inc., a Tennessee corporation, the general partner of Mid-America Apartments, L.P., a Tennessee limited partnership, the general partner of Colonial Realty Limited Partnership, a Delaware limited partnership, 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 aforesaid corporation.

Given under my hand and official seal this the 8<sup>th</sup> day of July, 2014.



Shirley Howell  
Notary Public  
My Commission Expires: 12/15/15

  
20140724000226860 2/4 \$24.00  
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### Exhibit A to Quitclaim Deed

A PART OF LOT 1C, ACCORDING TO THE SURVEY OF HEATHERBROOKE OFFICE PARK, AS RECORDED IN MAP BOOK 15, PAGE 46 , IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT THAT IS S49°49'31"W 447.65', S49°49'13"W 382.12' AND S50°07'48"W 164.51' FROM THE THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUNNING THENCE S50°07'48"W 335.00' TO A FOUND IRON PIN, THENCE N52°03'57"W 113.00' TO A SET IRON PIN, THENCE N10°09'58"E 335.81' TO A FOUND IRON PIN, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 530.00', AN ARC LENGTH OF 187.69', AND A CHORD BEARING AND DISTANCE OF S88°17'51"E 186.72', THENCE S12°26'41"E 126.73', THENCE S52°32'12"E 92.00' TO THE POINT OF BEGINNING.

Recording Fee \$ \_\_\_\_\_

Deed tax \$ \_\_\_\_\_

  
20140724000226860 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Colonial Realty Limited Partnership Grantee's Name ARUM INVESTMENTS OWNER LLC  
Mailing Address 10584 Poplar Ave Mailing Address c/o Carroll Acquisition  
Memphis TN 38138 3310 Peachtree Road NE  
Suite 2250  
Atlanta GA 30326  
Property Address 3100 Heatherbrook Road Date of Sale 7/10/14  
Birmingham AL 35242 Total Purchase Price \$ 0  
or  
Actual Value \$ 37,750,000.00  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal  
☐ Sales Contract ☒ Other This deed is to perfect title already vested  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/10/14

Print

Leslie M. Franes

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Form RT-1



20140724000226860 4/4 \$24.00  
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