

39

The property conveyed by the within Warranty Deed is covered by mortgages listed on Exhibits B and C hereto and the appraised value of the property is no greater than the indebtedness owing under such mortgages.

REAL 2149 PAGE 954

By H. Hampton Boles
H. Hampton Boles, attorney for Grantee

THIS INSTRUMENT WAS PREPARED BY:
H. Hampton Boles
600 North 18th Street
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Central Bank of the South
701 South 20th Street
Birmingham, Alabama 35233

STATE OF ALABAMA)
)
COUNTIES OF JEFFERSON,)
SHELBY AND LEE)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned, Realty Brokers, Inc., Alabama Financery, Broadview Title Company, Kentucky Rentals, Inc., Realty Brokerage Co., and Builders Development Company (the "Grantors") are the owner and record title holder of all that real property situated in Jefferson County, Shelby County and Lee County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Grantors have heretofore executed and delivered to CENTRAL BANK OF THE SOUTH (successor to Central Bank of Birmingham), a state banking corporation (the "Grantee") certain mortgages (the "Mortgages") with respect to portions of the Property; and

WHEREAS, Grantors have agreed to convey the Property to Grantee in consideration of a credit by Grantee to Grantors from and against the indebtedness secured by the Mortgages; and

WHEREAS, the Grantors and the Grantee have mutually agreed upon the credit after obtaining an appraisal of the value of the Property by three (3) qualified MAI appraisers, such credit being the full fair market value of each parcel of the Property as determined by the appraisal and Grantors acknowledge that such credit and other considerations given to Grantors by Grantee are fair, equitable, beneficial and to the best interest of Grantors; and

BALCH, BINGHAM, BAKER, HAWTHORNE, WILLIAMS & WARD

600 NORTH 18TH STREET

POST OFFICE BOX 306

BIRMINGHAM, ALABAMA 35201

(205) 251-8100

BOOK 337 PAGE 589

WHEREAS, the Grantee, by the acceptance of this Deed, shall in consideration thereof, credit the indebtedness secured by the Mortgages in an agreed amount based on the appraised fair market value of each of the respective parcels of the Property according to the appraisal referred to above; and

WHEREAS, the conveyance of the Property and the execution of this Deed for the consideration herein described have been approved by the unanimous written consent of all of the stockholders and directors of Grantors.

NOW, THEREFORE, in consideration of the premises and of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantors by the Grantee, the receipt of which the Grantors hereby acknowledge, and the aforesaid agreement of the Grantee to credit on the indebtedness secured by the Mortgages an amount based on the appraised fair market value of the Property, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY unto CENTRAL BANK OF THE SOUTH, a state banking corporation, all of that certain real property situated in Jefferson County, Shelby County and Lee County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof, together with any and all rights of redemption, statutory or equitable, of the Grantors with respect thereto. Grantors expressly make this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

TO HAVE AND TO HOLD to CENTRAL BANK OF THE SOUTH, its successors and assigns, in fee simple forever.

The undersigned Grantors covenant with the Grantee that they are the owner of the Property and have a good right to sell and convey the same; that the same is free of all encumbrances except the Mortgages and except the encumbrances set forth on Exhibit B; and that the Grantors will forever warrant and defend the title to the Property to the Grantee, its successors

and assigns, forever. All covenants and agreements made herein shall bind the Grantors and their successors and assigns.

It is understood and agreed that the lien and title of the Mortgages shall be merged in the title hereby conveyed only in the event of the full effectiveness of this conveyance according to the terms and provisions expressed herein, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceedings instituted under the bankruptcy or other law, or in the event the survival of the lien and title of the Mortgages is necessary or appropriate to protect the interest and complete title of Grantee, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title and rights under the Mortgages and the notes secured thereby, and in any such event the Mortgagee shall have the right to proceed to a foreclosure of the Mortgages or such of the Mortgages as determined by Grantor in all respects as if this instrument had not been executed.

IN WITNESS WHEREOF, the undersigned Grantors have caused this instrument to be executed by their respective Presidents and their seals to be hereunto affixed and attested by their respective Secretaries, said officers being thereunto duly authorized, all on this 5th day of January, 1982.

REALTY BROKERS, INC.

By R. P. Sexton
Its Pres.

ALABAMA FINANCERY

By R. P. Sexton
Its Pres.

ATTEST

By Betty J. Goodwin
Its Sec.

ATTEST

By Betty J. Goodwin
Its Sec.

Seal

ATTEST:

By Betty J. Goodwin
Its Sec.

ATTEST:

By Betty J. Goodwin
Its Sec.

ATTEST:

By Betty J. Goodwin
Its Sec.

ATTEST:

By Betty J. Goodwin
Its Sec.

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R.P. Sexton, whose name as President of Realty Brokers, Inc., a 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand this 5th day of January, 1982.

Karen O. (Bearden) Brubaker
Notary Public

My commission expires: April 23, 1983

BROADVIEW TITLE COMPANY

By R.P. Sexton
Its Pres.

KENTUCKY RENTALS, INC.

By R.P. Sexton
Its Pres.

REALTY BROKERAGE CO.

By R.P. Sexton
Its Pres.

BUILDERS DEVELOPMENT COMPANY

By R.P. Sexton
Its Pres.

BOOK 337 PAGE 592

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. P. Setton, whose name as President of Alabama Financery, a 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand this 5th day of January, 1982.

Karen O. (Bearden) Brubaker
Notary Public

My commission expires: April 23, 1983

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. P. Setton, whose name as President of Broadview Title Company, a 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand this 5th day of January, 1982.

Karen O. (Bearden) Brubaker
Notary Public

My commission expires: April 23, 1983

BOOK 337 PAGE 593

STATE OF ALABAMA)

REAL 2149 PAGE 959

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. P. Sexton, whose name as President of Kentucky Rentals, Inc., a 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand this 5th day of January, 1982.

Karen O. (Bearden) Brubaker
Notary Public

My commission expires: April 23, 1983

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. P. Sexton, whose name as President of Realty Brokerage Co., a 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand this 5th day of January, 1982.

Karen O. (Bearden) Brubaker
Notary Public

My commission expires: April 23, 1983

BOOK 337 PAGE 594

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R.P. Sexton, whose name as President of Builders Development Company, a 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand this 5th day of January, 1982.

Karen O. (Bearden) Brubaker
Notary Public

My commission expires: April 23, 1983

BOOK 337 PAGE 595

EXHIBIT A

TRACT 1

Lots 74 thru 82, 107, 112, 113, and 115, according to the survey of Eastbrook Manor Town Homes as recorded in Map Book 121, page 37, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 2

Lots 1A, 2A, 3A, 4A, 116A and 117A, according to a resurvey of Lots 1 thru 5, 7, 8, 10, 11, 14, 15, 17 thru 22, 33, 34, 36, 37, 42, 45, 46, 52, 65, 66, 86, 87, 96, 102, 103, 105, 106, 116 and 117, according to the survey of Eastbrook Manor Town Homes as recorded in Map Book 126, page 62, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 3

Lots 5B, 7B and 9B, according to the survey of Eastbrook Manor Town Homes re-survey #2 as recorded in Map Book 127, page 16, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 4

Lots 23 thru 32, 44, 47 thru 51, 53 thru 64, 88 thru 95, 97 thru 101, according to the survey of Eastbrook Manor Town Homes as recorded in Map Book 121, page 37, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 5

Lots 19A, 20A, 21A, 22A, 42A, 43A, 45A, 46A, 52A, and 96A, according to a resurvey of Lots 1 thru 8, 10, 11, 14, 15, 17, 22, 33, 34, 36, 37, 42, 43, 45, 46, 52, 65, 66, 86, 87, 96, 102, 103, 105, 106, 116 and 117, according to the survey of Eastbrook Manor Town Homes, as recorded in Map Book 126, page 62, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 6

Lots 12, 13 and 16, Block 1, according to the map of Overton Manor Town Homes, Third Sector as recorded in Map Book 122, page 61, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 7

Lots 63, 73 and 74, Block 3, according to the map of Overton Manor Town Homes, Fifth Sector, as recorded in Map Book 121, page 87, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

BOOK 337 PAGE 596

TRACT 8
NOT USED.

TRACT 9
Lots 1-10, 12-18, 21, 22, 25 and 32, according to the Survey of A. G. Gaston Villa First Addition, as recorded in Map Book 116, page 78, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 10
Lots 23, 26-28, according to the Survey of A. G. Gaston Villa First Addition, as recorded in Map Book 116, page 78, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

BOOK 337 PAGE 597
TRACT 11
That part of the South half of the SW 1/4 of Section 8, Township 19 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows: Begin at the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 8 and run Eastwardly along the South line thereof for 109.67 feet; thence turn an angle of 104°00' to the left and run Northwestwardly for 319.29 feet to a point in the right of way of a public road; thence turn an angle of 47°11' to the right and run Northeastwardly for 118.10 feet; thence turn an angle of 7°35' to the left and run Northeastwardly for 195.80 feet; thence turn an angle of 24°16' to the right and run Northeastwardly for 227.70 feet; thence turn an angle of 15°03' to the right and run Northeastwardly for 653.50 feet; thence turn an angle of 10°40' to the left and run Northeastwardly for 318.80 feet; thence turn an angle of 87°35' to the right and run Southeastwardly for 354.85 feet to Point "A"; thence continue along last stated course 875 feet, more or less to a point in the center line of the Cahaba River; said point being the point of beginning of the tract herein described; thence from the point of beginning thus obtained turn an angle of 180°00' to the left and run Northwestwardly for 875 feet, more or less to Point "A"; thence turn an angle of 83°03' to the right and run Northeastwardly for 231.25 feet to a point on the Northwesterly line of Rocky Ridge Manor Townhomes as recorded in Map Book 121, Page 15 in the office of the Judge of Probate of Jefferson County, Alabama; thence turn an angle of 77°37' to the right and run Southeastwardly for 114.82 feet along the Southwesterly line of said Rocky Ridge Manor Townhomes to a point on the Northwesterly right of way line of Old Rocky Ridge Lane; thence turn 90°00' to the left and run Southwestwardly for 20.0 feet along the Northwesterly right of way of Old Rocky Ridge Lane to a point; thence turn 90°00' to the left and run Southeastwardly for 50.00 feet along the Southwesterly right of way of Old Rocky Ridge Lane to a point; thence turn 90°00' to the left and run Northeastwardly for 20.00 feet along the Southeasterly right of way of Old

Rocky Ridge Lane to a point; thence turn 90°00' to the right and run Southeastwardly for 144.50 feet along the Southwesterly line of said Rocky Ridge Manor Townhomes; thence turn 10°00' to the right and run Southeastwardly for 430.00 feet, more or less to the center line of the Cahaba River; thence run Southwestwardly for 560 feet, more or less along the center line of the Cahaba River to the point of beginning. (Realty Brokers, Inc.)

TRACT 12

South 1/2 of SE 1/4 of SE 1/4 of Section 22, Township 17, Range 1 East, situated in Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 13

Lots 4, 5, 6, 7, 8 and 9 according to the survey of Rockcliff as recorded in Map Book 116, page 79, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 14

Lot 2 according to the survey of Rockcliff as recorded in Map Book 116, page 79, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 15

Lot 24 according to Rocky Ridge Manor Town Homes as recorded in Map Book 121, page 15, in the Probate Office of Jefferson County, Alabama. (Realty Brokers, Inc.)

TRACT 16

Lots 3 and 5, in Block 9, according to the resurvey of Oakwood Estates, as recorded in Map Book 29, page 55, in the Probate Office of Jefferson County, Alabama, of Blocks 8, 9, 10 and 11. (Alabama Financery)

TRACT 17

Lots 3, 5, 10, 12, 16, 17, 19, 21, 22, 24 and 25, Block 1, according to the survey of West Haven as recorded in Map Book 28, page 62, in the Probate Office of Jefferson County, Alabama. (Broadview Title Company)

TRACT 18

Lots 12 thru 35 both inclusive Block 1, Lot 4 and Lots 7 thru 14 both inclusive Block 2 and Lots 1 thru 30 both inclusive Block 3, according to

BOOK 337 PAGE 598

Westchester Highlands as recorded in Map Book 18, page 48, in the Bessemer Division of the Probate Office of Jefferson County, Alabama. (Broadview Title Company)

TRACT 19

Lots 1 to 11, both inclusive, according to the map and survey of J. C. Long's Subdivision, a map of which is recorded in Map Book 8, page 24 in the Probate Office of Jefferson County, Alabama, together with the street and alley running Northeast and Southwest through said subdivision, which were vacated by instrument of vacation recorded in Deed Book 4242, at pages 53, 54, 55 and 56, in said Probate Office. (Kentucky Rentals, Inc.)

TRACT 20

Lots 70, 74, 77, and 81, according to the survey of Cahaba Manor Town Homes, Second Addition as recorded in Map Book 7, page 62 in the Probate Office of Shelby County, Alabama. (Realty Brokers, Inc.)

TRACT 21

Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, according to the survey of Cahaba Manor Town Homes, Third Addition as recorded in Map Book 7, page 158 in the Probate Office of Shelby County, Alabama (Realty Brokers, Inc.)

TRACT 22

Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, and 11, according to the survey of Cahaba Manor Town Homes, Third Addition as recorded in Map Book 7, page 158 in the Probate Office of Shelby County, Alabama. (Realty Brokers, Inc.)

TRACT 23

Lots 10 and 64, according to the survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, page 57, in the Probate Office of Shelby County, Alabama. (Realty Brokers, Inc.)

TRACT 24

The SW 1/4 of Section 23, Township 17, Range 1 East, situated in Shelby County, Alabama. (Realty Brokers, Inc.)

TRACT 25

The NW 1/4 of the NW 1/4 of Section 26, Township 17, Range 1 East, situated in Shelby County, Alabama. (Realty Brokers, Inc.)

BOOK 337 PAGE 599

TRACT 26

Lot No. 29 and 30, as shown by the Survey of Highland Subdivision No. 4, as recorded in Town Plat Book 6, page 153, in the Probate Office of Lee County, Alabama. (Realty Brokerage Co.)

TRACT 27

Lots 9 and 10, Block B, according to the Survey of Windsor Forest Subdivision, Section Two, as recorded in Town Plat Book 8, page 200, in the Probate Office of Lee County, Alabama. (Realty Brokerage Co.)

TRACT 28

Lots 65, 66, 67 and 68 in North Hills Subdivision, Second Addition according to and as shown by map or plat of said subdivision recorded in Town Plat Book 8, at page 146, and re-recorded in Town Plat Book 8, at page 178 in the Probate Office of Lee County, Alabama. (Realty Brokerage Co.)

TRACT 29

Lots 84, 86, 87 and 90, in North Hills Subdivision, Third Addition, according to and as shown by map or plat of said subdivision of record in Town Plat Book 10, at page 14, in the Office of the Judge of Probate of Lee County, Alabama. (Realty Brokerage Co.)

TRACT 30

Lots No. 1, 2, 3 and 9, in North Hills Subdivision, Fourth Addition, according to and as shown by map or plat of said subdivision of record in Town Plat Book 9, at page 155, in the Office of the Judge of Probate of Lee County, Alabama. (Builders Development Company)

TRACT 31

Lots No. 8, 9, 10, 11, 12, 13, 14 and 15, in South Woods Subdivision, according to and as shown by map or plat of said subdivision of record in Town Plat Book 8, page 15, in the Office of the Judge of Probate of Lee County, Alabama. (Builders Development Company)

TRACT 32

Commencing at the Southwest corner of Section 31, Township 20 North, Range 27 East, in Opelika, Lee County, Alabama; run thence North 2 degrees 35 minutes West for a distance of 886.2 feet to the POINT OF BEGINNING of the parcel of

BOOK 337 PAGE 600

land herein to be described: From said POINT OF BEGINNING, run thence North 2 degrees 35 minutes West for a distance of 1715.0 feet to a point on the southerly right-of-way line of Morris Avenue; run thence North 81 degrees 50 minutes East along said right-of-way line for a distance of 752.7 feet to a point; thence leaving said right-of-way line, run South 2 degrees 54 minutes East for a distance of 160.7 feet to a point; run thence North 81 degrees 50 minutes East for a distance of 314.7 feet to a point; run thence South 28 degrees 25 minutes East for a distance of 56.6 feet to a point; run thence South 2 degrees 54 minutes East for a distance of 480.0 feet to a point; run thence North 87 degrees 06 minutes East for a distance of 10.0 feet to a point; run thence South 2 degrees 54 minutes East for a distance of 300.0 feet to a point; run thence South 1 degree 33 minutes East for a distance of 63.2 feet to a point; run thence South 88 degrees 27 minutes West for a distance of 84.1 feet to a point; run thence North 68 degrees 26 minutes West for a distance of 88.0 feet to a point; run thence North 66 degrees 05 minutes West for a distance of 110.0 feet to a point on the easterly right-of-way of North Hills Drive; thence leaving said right-of-way line, run North 73 degrees 24 minutes West for a distance of 60.5 feet to a point on the westerly right-of-way line of North Hills Drive; thence leaving said right-of-way line, run North 66 degrees 05 minutes West for a distance of 165.0 feet to a point; run thence South 17 degrees 20 minutes West for a distance of 240.0 feet to a point; run thence North 60 degrees 55 minutes West for a distance of 214.1 feet to a point; run thence South 2 degrees 15 minutes West for a distance of 170.0 feet to a point; run thence South 34 degrees 45 minutes West for a distance of 570.0 feet to the POINT OF BEGINNING. Said tract or parcel of land contains 27.772 acres, more or less, in Lee County, Alabama. (Builders Development Company)

TRACT 33

Commencing at the Northeast corner of Section 19, Township 19 North, Range 27 East, in Opelika, Lee County, Alabama; run thence West for a distance of 2895.3 feet to a point; run thence South for a distance of 2772.8 feet to a point; run thence South 84 degrees 24 minutes West for a distance of 318.1 feet to a point; run thence South 88 degrees 56 minutes West for a distance of 598.0 feet to a point; run thence South 1 degree 44 minutes East for a distance of 298.1 feet to the POINT OF BEGINNING of the parcel of land herein to be described, said point also being the Southwest corner of Lot 8, South Woods Subdivision, as shown on that certain plat recorded in Town Plat Book 8, at page 15, in the Office of the Judge of Probate of Lee County, Alabama: From said POINT OF BEGINNING, run thence North 87 degrees 46 minutes East for a distance of 150.8 feet to a point; run thence South 88 degrees 06 minutes East along the right-of-way of an unnamed street for a distance of 60.2 feet to a point; run thence North 87 degrees 46 minutes East for a distance of 154.5 feet to a point; run thence South 1 degree 04 minutes East for a distance of 75.5 feet; run thence North 87 degrees 46 minutes East for a distance of 390.0 feet to a point; run thence South 80 degrees 20 minutes East for a distance of 45.6 feet to a point; run thence South 2 degrees 14 minutes East for a distance of 138.4 feet to a point; run thence South 16 degrees 12 minutes West along the right-of-way line of Wittel Avenue for a distance of 63.2 feet to a point; run thence South 2 degrees 14 minutes East for a distance of 300.0 feet to a point; run thence South 35 degrees 56 minutes East

along the right-of-way line of Hall Avenue for a distance of 72.1 feet to a point; run thence South 2 degrees 14 minutes East for a distance of 150.0 feet to a point; run thence South 87 degrees 46 minutes West for a distance of 825.4 feet to a point; run thence North 1 degree 44 minutes West for a distance of 797.6 feet to the POINT OF BEGINNING. Said tract or parcel of land contains 13.782 acres, more or less, in Lee County, Alabama. (Builders Development Company)

TRACT 34

Commencing at the Southwest corner of Section 18, Township 19 North, Range 26 East, in Auburn, Lee County, Alabama; thence run North 87 degrees 54 minutes East for a distance of 972.6 feet to a point; run thence North 7 degrees 33 minutes West for a distance of 166.4 feet to a point; run thence North 49 degrees 28 minutes West for a distance of 150.0 feet to the POINT OF BEGINNING of the parcel here to be described: From said POINT OF BEGINNING, run thence North 49 degrees 28 minutes West for a distance of 93.6 feet to a point; run thence South 79 degrees 47 minutes West for a distance of 35.6 feet to a point; run thence North 45 degrees 21 minutes West for a distance of 77.7 feet to a point; run thence North 62 degrees 25 minutes West for a distance of 102.6 feet to a point; run thence South 70 degrees 13 minutes West for a distance of 48.1 feet to a point; run thence South 89 degrees 15 minutes West for a distance of 23.9 feet to a point in the center of a branch; run thence along the center of said branch through the following courses: North 19 degrees 37 minutes West for a distance of 206.0 feet; South 89 degrees 15 minutes West for a distance of 39.0 feet; North 40 degrees 28 minutes East for a distance of 123.2 feet; North 45 degrees 41 minutes East for a distance of 29.5 feet; North 84 degrees 15 minutes East for a distance of 90.0 feet; North 69 degrees 45 minutes East for a distance of 91.0 feet; thence leaving the center of said branch, run North 76 degrees 23 minutes East for a distance of 66.1 feet to a point; run thence South 62 degrees 31 minutes East for a distance of 153.8 feet to a point; run thence South 40 degrees 50 minutes East for a distance of 160.0 feet to a point on the southeasterly right-of-way line of Alton Court; run thence North 49 degrees 10 minutes East along said right-of-way line for a distance of 40.0 feet to a point; thence leaving said right-of-way line, run South 40 degrees 50 minutes East for a distance of 150.0 feet to a point; run thence South 49 degrees 10 minutes West for a distance of 120.0 feet to a point; run thence South 52 degrees 18 minutes West for a distance of 239.0 feet to the POINT OF BEGINNING. Said tract or parcel of land contains 4.633 acres, more or less, in Lee County, Alabama. (Builders Development Company)

TRACT 35

Commencing at the Northwest corner of Section 19, Township 19 North, Range 26 East, in Auburn, Lee County, Alabama; run thence South for a distance of 810.8 feet to a point; run thence East for a distance of 1484.4 feet to a point at the intersection of the easterly right-of-way line of Sanders Street with the southerly right-of-way line of Ridgewood Drive; run thence North 71 degrees 32 minutes East along said southerly right-of-way line for a distance of 130.0 feet to the POINT OF BEGINNING of the parcel of land herein to be described:

From said POINT OF BEGINNING, thence leaving said right-of-way line, run North 53 degrees 41 minutes West for a distance of 61.2 feet to a point on the northerly right-of-way line of Ridgewood Drive; thence leaving said right-of-way line, run North 18 degrees 28 minutes West for a distance of 146.6 feet to a point; run thence North 50 degrees 16 minutes East for a distance of 65.0 feet to a point; run thence North 62 degrees 39 minutes West for a distance of 93.1 feet to a point; run thence North 34 degrees 59 minutes West for a distance of 72.4 feet to a point; run thence North 37 degrees 40 minutes East for a distance of 225.3 feet to a point; run thence North 55 degrees 40 minutes East for a distance of 98.3 feet to a point; run thence North 89 degrees 29 minutes East for a distance of 339.96 feet to a point; run thence South 0 degrees 32 minutes East for a distance of 845.4 feet to a point; run thence North 89 degrees 29 minutes West for a distance of 250.0 feet to a point; run thence South 0 degrees 48 minutes East for a distance of 200.0 feet to a point on the northerly right-of-way of Laurel Drive; run thence North 89 degrees 23 minutes West along said right-of-way line for a distance of 223.2 feet to a point on the westerly right-of-way line of Sanders Street; run thence South 0 degrees 32 minutes East along said westerly right-of-way line for a distance of 48.5 feet to a point; thence leaving said right-of-way line, run North 89 degrees 24 minutes West for a distance of 284.03 feet to a point in the center of a branch; run thence along the center of said branch through the following courses: North 25 degrees 07 minutes West for a distance of 65.1 feet; North 5 degrees 23 minutes West for a distance of 54.9 feet; North 13 degrees 36 minutes West for a distance of 90.1 feet; North 3 degrees 57 minutes East for a distance of 95.5 feet; thence leaving the center of said branch, run North 74 degrees 26 minutes East for a distance of 266.4 feet to a point on the westerly right-of-way line of Sanders Street; thence leaving said right-of-way line, run North 72 degrees 09 minutes East for a distance of 60.0 feet to a point on the easterly right-of-way line of Sanders Street; thence leaving said right-of-way line, run North 74 degrees 26 minutes East for a distance of 132.4 feet; run thence North 18 degrees 28 minutes West for a distance of 115.6 feet to the POINT OF BEGINNING. Said tract or parcel of land contains 12.381 acres, more or less, in Lee County, Alabama. (Builders Development Company)

BOOK 337 PAGE 603

EXHIBIT B

REAL 2149 PAGE 969

This conveyance is subject to the following:

1. All easements, restrictions and rights of way of record.
2. Ad valorem taxes.
3. Written leases.
4. Tract No. 11 is subject to mortgage executed by Realty Brokers, Inc. to Holt Rast, Jr., filed for record February 18, 1980 at 2:56 p.m. and recorded in Real 1881, page 748, in Probate Office of Jefferson County, Alabama.
5. Tract No. 19 is subject to mortgage executed by Kentucky Rentals, Inc. to Norman P. Mason, as Federal Housing Commissioner, his successors and assigns, of Washington, D.C. filed for record January 13, 1956 and recorded in Volume 5506, page 519 in the Probate Office of Jefferson County, Alabama.

BOOK 337 PAGE 604

EXHIBIT C

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record August 31, 1979 at 3:40 p.m. and recorded in Real 1808, page 929, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record September 21, 1979 at 3:12 p.m. and recorded in Real 1818, page 406, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record November 9, 1979 at 2:54 p.m. and recorded in Real 1842, page 199, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 2, 1980 at 3:21 p.m. and recorded in Real 1862, page 624, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record September 19, 1980 at 3:09 p.m. and recorded in Real 1964, page 464, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record October 22, 1980 at 3:29 p.m. and recorded in Real 1978, page 535, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record April 10, 1979 at 2:01 p.m. and recorded in Real 1745, page 55, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record November 13, 1979 at 4:04 p.m. and recorded in Real 1843, page 191, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 2, 1980 at 3:8 p.m. and recorded in Real 1862, page 632, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record May 17, 1979 at 3:32 p.m. and recorded in Real 1759, page 914, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record June 8, 1979 at 2:31 p.m. and recorded in Real 1769, page 738, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record June 27, 1979 at 3:20 p.m. and recorded in Real 1778, page 324, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record June 29, 1979, and recorded in Real 1779, page 656, Jefferson County, Alabama.

BOOK 337 PAGE 605

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record March 9, 1977, and recorded in Real 1411, page 556, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record July 9, 1980, and recorded in Real 1935, page 121, Jefferson County, Alabama, and refiled in Real 417, page 40, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record October 27, 1978, and recorded in Real 1677, page 12, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record January 10, 1979, and recorded in Real 1708, page 549, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record January 31, 1979, and recorded in Real 1716, page 368, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham, filed for record October 27, 1978, and recorded in Real 1677, page 8, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record February 18, 1980 at 2:50 p.m. and recorded in Real 1881, page 738, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record May 18, 1981 and recorded in Real 2059, page 505, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record September 29, 1977 and recorded in Real 1501, page 254, Birmingham Division, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 23, 1979 and recorded in Real 1713, page 78, Birmingham Division, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record July 9, 1980 and recorded in Real 1935, page 121, Birmingham Division, Jefferson County, Alabama, and refiled in Real 417, page 40, in the Bessemer Division of said Probate Office.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record March 29, 1979 and recorded in Real 1737, page 678, Birmingham Division, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record May 21, 1980 and recorded in Real 1917, page 446, Jefferson County, Alabama.

BOOK 337 PAGE 606

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record March 29, 1979 and recorded in Real 1740, page 216, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 18, 1980 and recorded in Real 1869, page 454, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record July 9, 1980 at 4:03 p.m. and recorded in Real 1935, page 153, Jefferson County, Alabama, and refiled in Real 417, page 53, Jefferson County, Alabama, Bessemer Division.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record July 20, 1979 at 3:30 p.m. and recorded in Real 1789, page 7, Jefferson County, Alabama.

Mortgage executed by Builders Development Co. and Broadview Title Company to Central Bank of Birmingham filed for record March 17, 1980, at 10:05 a.m. and recorded in Real 1935, page 146, Jefferson County, Alabama, and refiled in Real 417, page 46, Jefferson County, Alabama, Bessemer Division.

Mortgage from Broadview Title Company to Central Bank of Birmingham filed for record August 3, 1978 in Real 1638, page 9, Birmingham Division, Jefferson County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record July 9, 1980 and recorded in Real 1935, page 146, Birmingham Division, Jefferson County, Alabama, and refiled in Real 417, page 46, Bessemer Division, Jefferson County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 21, 1980 and recorded in Volume 400, page 1, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record June 1, 1978 and recorded in Volume 378, page 711, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record June 8, 1978 and recorded in Volume 379, page 33, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record June 8, 1978 and recorded in Volume 379, page 29, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record July 20, 1978 and recorded in Volume 380, page 708, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record August 16, 1979 and recorded in Volume 395, page 121, Shelby County, Alabama.

BOOK 337 PAGE 607

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record August 20, 1979 and recorded in Volume 395, page 194, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record September 4, 1979 and recorded in Volume 395, page 648, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 22, 1980 and recorded in Volume 400, page 60, Shelby County, Alabama.

Mortgage from Realty Brokers, Inc. to Central Bank of Birmingham filed for record January 7, 1981, and recorded in Volume 399, page 649, Shelby County, Alabama.

Mortgage executed by Realty Brokers, Inc. to Central Bank of Birmingham filed for record June 11, 1981 at 9:02 a.m. and recorded in Volume 413, page 180, Shelby County, Alabama.

Mortgage from Realty Brokerage Co. to Central Bank of Birmingham, dated February 29, 1980, and recorded in Mortgage Volume 1082, page 627, Lee County, Alabama.

Mortgage and Security Agreement from Builders Development Company to Central Bank of Birmingham and recorded in Mortgage Volume 1082, page 634, Lee County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 FEB -2 AM 8:39

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Rec. 3200
Ind. 100

3300

STATE OF ALABAMA, JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed
tax has been collected on this instrument.

OWA Tarence
Judge of Probate
"NO TAX COLLECTED"

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

JAN 7 3 57 PM '82
RECORDED & INDEXED
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

31.00

BOOK 337 PAGE 608

REAL 2149 PAGE 954