

This instrument was prepared by

(Name) DON SIEGAL, Leitman, Siegal & Payne, P.A.

(Address) 425 First Alabama Bank Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Four Thousand Eight Hundred Dollars (\$64,800.00) in cash
and a Promissory Note in the amount of One Hundred Fifty-One Thousand Two Hundred
Dollars (\$151,200.00),
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

C & R PROPERTIES, a General Partnership consisting of James L.
Clayton and James E. Roberts,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
COLONIAL PROPERTIES, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

From the NE corner of the SE 1/2 of the NW 1/4, Section 36, Township 18
South, Range 2 West, run West along the North boundary of said 1/4-1/4
a distance of 139.51 feet; thence left 107 degrees 11 minutes a distance
of 54.50 feet to the point of beginning; thence left 2 degrees 35
minutes a distance of 101.03 feet; thence right 16 degrees 15 minutes
a distance of 50.81 feet; thence left 28 degrees 15 minutes a distance
of 127.44 feet; thence left 8 degrees 47 minutes a distance of 149.67
feet; thence right 16 degrees 25 minutes a distance of 38.24 feet;
thence left 86 degrees 22 minutes a distance of 662.50 feet; thence
left 78 degrees 08 minutes a distance of 498.93 feet; thence left 107
degrees 07 minutes a distance of 963.00 feet to the point of beginning.

Subject to:

- (1) Ad valorem taxes for the year 1982, which said taxes are not due or payable until October 1, 1982.
- (2) Title to minerals underlying caption lands, with mining rights and privileges belonging thereto, if not owned by Grantor.
- (3) Transmission line permits to Alabama Power Company, recorded in Deed Book 97, Page 566; and in Deed Book 109, Page 289, in said Probate Office.
- (4) Transmission line permits to Alabama Power Company, recorded in Deed Book 182, Page 51; and Deed Book 285, Page 93, in said Probate Office.

\$151,200.00 of the purchase price recited above was paid by a Purchase Money Mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 15th day of September, 19 82.

C & R PROPERTIES, INC.

By:

James L. Clayton

James E. Roberts

James E. Roberts

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALA. SHELBY CO.

Ad Tax \$65.00 I CERTIFY THIS

6750 1982 SEP 16 AM 11:01 (Seal)

See Htg 433-331 (Seal)

James E. Roberts, Jr. (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES L. CLAYTON and JAMES E. ROBERTS of C & R Properties, a General Partnership whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 19 82