

(Name) F. Don Siegal, Esquire, Leitman, Siegal & Payne, P.A.

(Address) 425 First Alabama Bank Building, Birmingham, Alabama 3520

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Ten Thousand and No/100 (\$410,000.00) ——— DOLLARS,

to the undersigned grantor, EASTERN PROFESSIONAL PROPERTIES, INC., a corporation,
in hand paid by COLONIAL PROPERTIES, INC.,

the receipt of which is hereby acknowledged, the said EASTERN PROFESSIONAL PROPERTIES, INC.

does by these presents, grant, bargain, sell and convey unto the said COLONIAL PROPERTIES, INC.

the following described real estate, situated in Shelby County, Alabama:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE, DESIGNATED EXHIBIT "A".

Subject to the exceptions as set forth on EXHIBIT "B", which is attached
hereto and incorporated herein by reference.

BOOK 344 PAGE 307

TO HAVE AND TO HOLD, To the said COLONIAL PROPERTIES, INC.,

its heirs and assigns forever.

And said EASTERN PROFESSIONAL PROPERTIES, INC. does for itself, its successors
and assigns, covenant with said COLONIAL PROPERTIES, INC.,

its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said COLONIAL
PROPERTIES, INC. its
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said EASTERN PROFESSIONAL PROPERTIES, INC., by its
President, , who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 21st day of December , 19 82.

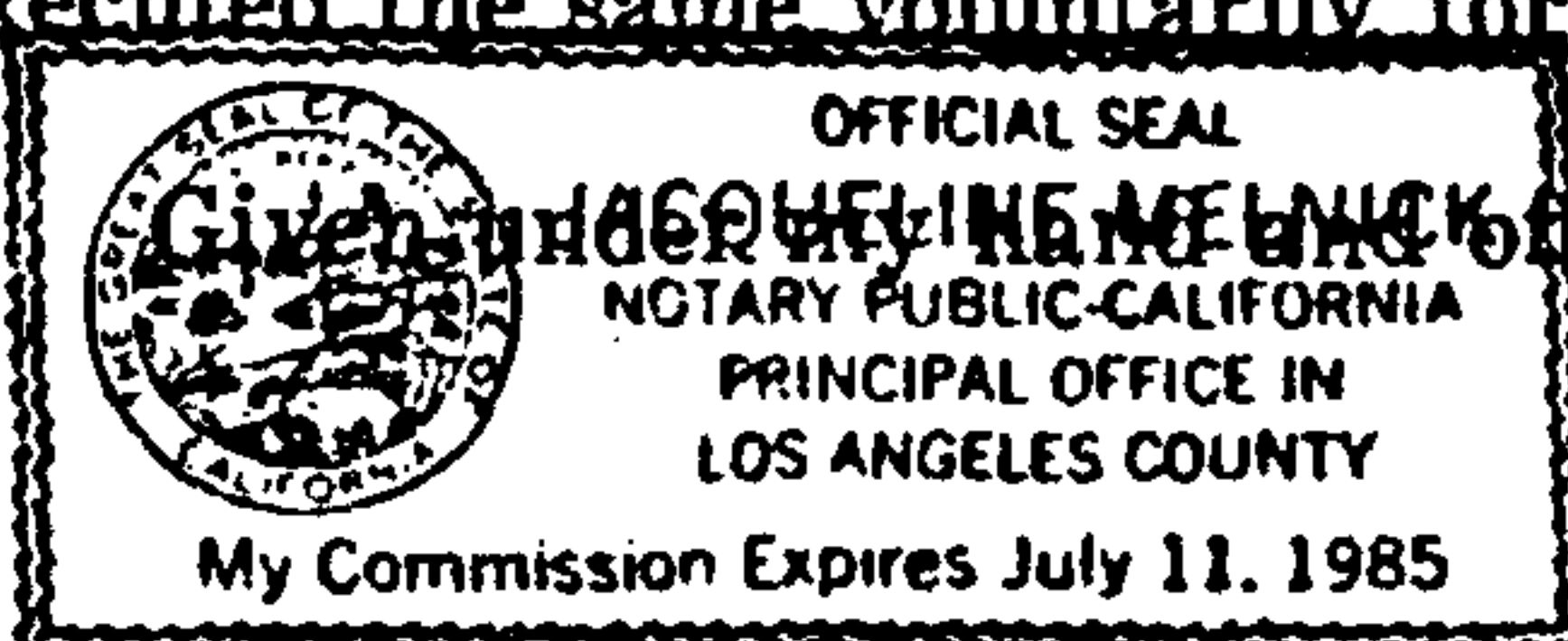
ATTEST:

EASTERN PROFESSIONAL PROPERTIES, INC.

Secretary
STATE OF ~~ALABAMA~~ *California*
COUNTY OF ~~SHELBY~~ *Los Angeles*

By *[Signature]* President

I, the undersigned, *Jacqueline Melnick* a Notary Public in and for said County, in
said State, hereby certify that
whose name as President of EASTERN PROFESSIONAL PROPERTIES, INC.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.



Official seal, this the 21st day of December , 19 82.

Pioneer Title Co.
413 - 21st St. No.
Rm. 25102 JACQUELINE MELNICK
Notary Public

LEGAL DESCRIPTION OF TRACT "A" (6.0 ACRES)

FROM THE N.E. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4, SECTION 36, T-18-S, R-2-W, RUN WEST ALONG THE NORTH BOUNDARY OF SAID 1/4-1/4 A DISTANCE OF 260.35 FT.; THENCE, LEFT 81°-37' A DISTANCE OF 684.60 FT. TO THE POINT OF BEGINNING. THENCE, RIGHT 81°-05' A DISTANCE OF 138.67 FT.; THENCE, LEFT 89°-51' A DISTANCE OF 52.27 FT.; THENCE, RIGHT 90°-00' A DISTANCE OF 37.40 FT.; THENCE, LEFT 71°-27' A DISTANCE OF 71.52 FT.; THENCE, LEFT 72°-10' A DISTANCE OF 461.58 FT. ALONG THE CHORD OF A CURVE TO THE LEFT WITH A RADIUS OF 5639.58 FT., BEING THE R.O.W. LINE OF U.S. HIGHWAY 280; THENCE, LEFT 78°-08' A DISTANCE OF 215.00 FT.; THENCE, RIGHT 75°-07' A DISTANCE OF 215.00 FT.; THENCE, LEFT 75°-07' A DISTANCE OF 241.00 FT.; THENCE, LEFT 101°-52' A DISTANCE OF 662.50 FT.; THENCE, LEFT 93°-38' A DISTANCE OF 124.99 FT.; THENCE, RIGHT 16°-40' A DISTANCE OF 121.15 FT. TO THE POINT OF BEGINNING.

BOOK 344 PAGE 308

EXHIBIT "A"

EXHIBIT "B"
TO
GENERAL WARRANTY DEED

- (a) Ad valorem taxes for the year 1983, which said taxes are not due or payable until October 1, 1983.
- (b) Title to minerals underlying caption lands, with mining rights and privileges belonging thereto if not owned by Seller.
- (c) Transmission line permits to Alabama Power Company, recorded in Deed Book 97, Page 566; Deed Book 109, Page 289, in said Probate Office.
- (d) Transmission line permits to Alabama Power Company, recorded in Deed Book 182, Page 51; Deed Book 270, Page 819, and Deed Book 285, Page 93, in said Probate Office.
- (e) Easement granted to Colonial Properties, Inc. and rights of others in connection therewith, as recorded in Book 342, Page 479 in said Probate Office.
- (f) Development Agreement and Option to Repurchase dated December 22, 1982, among Colonial Properties, Inc.; Eastern Professional Properties, Inc.; and American Medical International, Inc.

BOOK 344 PAGE 399

SHIRLEY A. SHELBY CO.
IDENTIFIED THIS
DOCUMENT WAS FILED
1982 DEC 28 PM 2:32

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Deed Tax - 410.00

*Rec. 450
100*

415.50