

THIS DOCUMENT PREPARED BY:
Robert C. Walthall
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED DOLLARS (\$100) in hand paid by LIBERTY NATIONAL LIFE INSURANCE COMPANY, a corporation (hereinafter referred to as "Grantee"), to the undersigned, BHN CORPORATION, a corporation (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Part of the N1/2 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof.

Such Land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1984.
2. Mineral and mining rights excepted in Deed Book 64, page 501 recorded in the office of the Judge of Probate of Shelby County.
3. Any applicable zoning ordinances.
4. Easements, rights-of-way, reservations, agreements, restrictions and setback lines of record.
5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, beginning at page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, beginning at page 633, in the Office of the Judge of Probate of Shelby County, Alabama.

Land Title

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6. Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase, dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Business Covenants.

7. Said property conveyed by this instrument is hereby subject to that certain land use agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Miscellaneous Book 19, beginning at page 690, in the Office of the Judge of Probate of Shelby County, Alabama.

8. A twenty-five (25) foot and fifty (50) foot permanent slope easement in favor of Wren Development Company as shown by survey of Jimmy W. Gay, dated January 10, 1983.

9. That certain Ground Lease Agreement between BHN Corporation to Riverchase Gardens, Ltd. recorded in Volume 345, page 271 in said Probate Office.

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

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed by its duly authorized officers on this 16th day of JAN., 1984.

BHN CORPORATION

WITNESS:

James R. Beaver

BY

William C. Nix
its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Frank C. Nix, Notary Public in and for said County, in said State, hereby certify that Frank C. Nix, whose name as President of BHN CORPORATION, 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.

Given under my hand and official seal, this the 16th day of January, 1984.

Anita J. Bell
Notary Public

My Commission Expires: 9-2-84

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EXHIBIT A

Commence at the Southeast corner of the Northwest One-Quarter of Section 30, Township 19 South, Range 2 West; run thence in a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees, 00 minutes and run in a Northerly direction along the East line of U. S. Highway 31 for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees, 03 minutes, 10 seconds and run in a Southeasterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71 degrees, 19 minutes, 50 seconds and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a North-easterly direction for a distance of 535.19 feet; thence turn an angle to the right of 7 degrees, 10 minutes, 43 seconds and run in a Northeasterly direction for a distance of 450.31 feet; thence turn an angle to the right of 54 degrees, 38 minutes, 40 seconds and run in a Southeasterly direction for a distance of 589.98 feet; thence turn an angle to the left of 47 degrees, 25 minutes, 30 seconds and run in a North-easterly direction for a distance of 295 feet; thence turn an angle to the right of 19 degrees, 30 minutes and run in a Northeasterly direction for a distance of 494.05 feet; thence turn an angle to the right of 25 degrees, 31 minutes and run in a South-easterly direction for a distance of 420 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 62.29 feet; thence turn an angle to the left of 20 degrees, 43 minutes and run in a Northeasterly direction for a distance 454.41 feet; thence turn an angle to the right of 27 degrees, 54 minutes and run in a Southeasterly direction for a distance of 127.85 feet to a point on the Westerly right-of-way line of Riverchase Parkway East; thence turn an angle to the right of 56 degrees, 24 minutes, 52 seconds to the tangent of the following described course; said course being situated on a curve to the right having a central angle of 69 degrees, 28 minutes, 08 seconds and a radius of 267.71 feet; thence run along the arc of said curve to the right and along the Northwesternly right-of-way line of Riverchase Parkway East for a distance of 324.59 feet to the end of said curve; thence run along the tangent, if extended to said curve, continuing in a Southwesterly direction along the Northwesternly right-of-way line of Riverchase Parkway East for a distance of 56 feet to the point of beginning of a curve to the left; said curve having a central angle of 38 degrees, 52 minutes, and a radius of 360.31 feet; thence run along the arc of said curve to the left in a Southwesterly direction along the Northwesternly right-of-way line of Riverchase Parkway East for a distance of 244.42 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southwesterly direction along the Northwesternly right-of-way line of Riverchase Parkway East for a distance of 192.08 feet to the point of beginning of a curve to the right; said curve having a central angle of 12 degrees, 12 minutes and a radius of 776.49 feet; thence run along the arc of said curve to the right in a Southwesterly direction along the Northwesternly right-of-way line of Riverchase Parkway East for a distance of 165.34 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southwesterly direction along the Northwesternly right-of-way line of Riverchase Parkway East for a distance of 165 feet; thence turn an angle to the right of 86 degrees, 0 minutes and run in a Northwesternly direction for a distance of 159 feet to the point of beginning of a curve to the right; said curve having a central angle of 56 degrees, 45 minutes and a radius of 323.99 feet; thence run along the arc of said curve to the right in a Northwesternly direction for a distance of 320.91 feet to the end of said curve and the point of beginning of a curve to the left; said curve to the left having a central angle of 36 degrees, 44 minutes and a radius of 294.19 feet; thence run along the arc of said curve to the left in a Northwesternly direction for a distance of 188.61 feet; thence turn an angle to the right from the tangent of the last described course of 73 degrees, 48 minutes, 12 seconds and run in a Northeasterly direction for a distance of 573.80 feet. Said parcel containing 526,753 square feet or 12.0926 acres.

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1984 JUN 18 AM 11:44

Deed tax 13.00
Rec. 6.00
Ind. 1.00
20.00