

Real Estate Investment Department  
Metropolitan Life Insurance Company  
One Madison Avenue  
New York, New York 10010

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor, KOVACH-EDDLEMAN PROPERTIES, an Alabama general partnership (the "Grantor"), in hand paid by METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation (the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL ONE:

Lot 2, according to the Survey of Chase Park South as recorded in Map Book 8, page 61 in the Probate Office of Shelby County, Alabama.

Parcel One is subject to the following:

1. Taxes due in the year 1984 which are a lien but not due and payable until October 1, 1984.
2. Right of Way to Alabama Power Company recorded in Volume 310, page 595 and Volume 332, page 542 in the Probate Office of Shelby County, Alabama.
3. Agreement with Blue Cross-Blue Shield recorded in Misc. Volume 19, page 690 in the Probate Office of Shelby County, Alabama.
4. Drainage easements, sanitary sewer easements, and utility easements as shown by survey of Walter Schoel Engineering Company, dated March 15, 1982 as revised December 22, 1983, March 5, 1984, and March 13, 1984.
5. Restrictions recorded in Item #6 of deed recorded in Deed Book 322, page 376 in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140 in the Probate Office of Shelby County, Alabama.
7. Restrictions recorded in Misc. Volume 19, page 633 in the Probate Office of Shelby County, Alabama.
8. Right of Way to South Central Bell recorded in Volume 324, page 857 in the Probate Office of Shelby County, Alabama.
9. Right of Way to South Central Bell as recorded in Volume 324, page 857 in the Probate Office of Shelby County, Alabama.

BOOK 354 PAGE 233

*Land Title*

PARCEL TWO:

A parcel of land situated in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 19, Township 19 South, Range 2 West, Shelby and Jefferson Counties, Alabama, and being more particularly described as follows: Commence at the NE corner of the NE1/4 of the SE1/4 of Section 19, Township 19 South, Range 2 West and run Westerly along the Northerly line of said 1/4-1/4 section and its westerly prolongation a distance of 4622.16 feet to a point; thence 90 degrees 00 minutes to the left in a southerly direction a distance of 88.78 feet to the point of beginning; thence 120 degrees 42 minutes 25 seconds to the left in a northeasterly direction a distance of 515.09 feet to a point on the southwesterly right of way line of Parkway River Road; thence 84 degrees 25 minutes to the right in a southeasterly direction along the southwesterly right of way line of Parkway River Road a distance of 160.90 feet to the P.C. (point of curve) of a curve to the right having a radius of 170.00 feet and a central angle of 92 degrees 49 minutes; thence along the arc of said curve and along the Southwesterly, Westerly and Northwesterly Right-of-Way line of Parkway River Road a distance of 275.39 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve and along the northwesterly right of way line of Parkway River Road a distance of 116.87 feet to the P.C. (point of curve) of a curve to the right having a radius of 280.00 feet and a central angle of 31 degrees 00 minutes; thence along the arc of said curve and along the northwesterly right of way line of Parkway River Road a distance of 151.50 feet to a point; thence 108 degrees 15 minutes to the right (angle measured to tangent) in a northwesterly direction a distance of 413.96 feet to the point of beginning.

Parcel Two is subject to the following:

1. Taxes due in the year 1984 which are a lien but not due and payable until October 1, 1984.
2. 15-foot easement referred to in instrument recorded in Volume 333, page 764 in the Probate Office of Shelby County, Alabama.
3. Restrictions recorded in Misc. Volume 13, page 50, amended by Misc. Volume 15, page 189, and Misc. Volume 19, page 633 in the Probate Office of Shelby County, Alabama.
4. Restrictions referred to in Item #6 of instrument recorded in Volume 333, page 764 in said Probate Office.
5. Right-of-Way to Alabama Power Company recorded in Real Volume 252, page 182, Real Volume 252, page 184, Real Volume 342, page 359 and Volume 2243, page 199 in the Probate Office of Shelby County, Alabama, and the Probate Office of Jefferson County, Alabama.
6. Right-of-Way to South Central Bell recorded in Volume 324, page 857 in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140 in the Probate Office of Shelby County, Alabama.

BOOK 354 PAGE 234

8. Land Use Agreement recorded in Misc. Volume 19, page 690 in the Probate Office of Shelby County, Alabama.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise stated 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its General Partners, who are authorized to execute this conveyance, hereto set its signature and seal this the 22<sup>nd</sup> day of March, 1984.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT

1984 MAR 23 PM 2:57

JUDGE OF PROBATE

KOVACH-EDDLEMAN PROPERTIES,  
an Alabama General Partnership

By: Frank Kovach, Jr. Partner

By: Bill D. Eddleman Partner

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank Kovach, Jr. and Bill D. Eddleman, whose names as Partners of Kovach-Eddleman Properties, an Alabama general partnership, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such Partners and with full authority, executed the same voluntarily for and as the act of said general partnership on the day the same bears date.

Given under my hand and official seal this 22 day of March, 1984.

Notary Public

This instrument was prepared by Jack P. Stephenson, Jr., 1600 Bank for Savings Building, Birmingham, Alabama 35203.