

(Name) F. Don Siegal, Esquire, Leitman, Siegal & Payne, P.A. *90 Colonial Properties
1009 MONTGOMERY HIGHWAY
B'ham, Ala. 35216*

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

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, 100,000.00

That in consideration of Ten and No/100 (\$10.00) ----- DOLLARS,

to the undersigned grantor, COLONIAL PROPERTIES, INC., a corporation.
in hand paid by INVERNESS FAMILY MEDICAL CENTER PARTNERS, LTD., An Alabama
Limited Partnership,
the receipt of which is hereby acknowledged, the said COLONIAL PROPERTIES, INC.

does by these presents, grant, bargain, sell and convey unto the said INVERNESS FAMILY MEDICAL
CENTER PARTNERS, LTD., An Alabama Limited Partnership,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2 and 3 according to the survey of Colonial Properties
Subdivision as recorded in Map Book 8, Page 138 in the
Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1984 which are a lien but not
due and payable until October 1, 1984.
2. Transmission line permits to Alabama Power Company
recorded in Deed Book 97, page 566, Deed Book 109,
page 289; Deed Book 182, page 51; Deed Book 270, page
819 and Deed Book 285, page 93 in the Probate Office
of Shelby County, Alabama, and also in Deed Book 352,
page 561.
3. Easement granted to Colonial Properties, Inc. and
rights of others in connection therewith as recorded
in Book 342, page 479 in said Probate Office, which
(continued on reverse side)

TO HAVE AND TO HOLD, To the said INVERNESS FAMILY MEDICAL CENTER PARTNERS, LTD.,
An Alabama Limited Partnership, its heirs and assigns forever.

And said COLONIAL PROPERTIES, INC. does for itself, its successors
and assigns, covenant with said INVERNESS FAMILY MEDICAL CENTER PARTNERS, LTD., An
Alabama Limited Partnership, 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 INVERNESS
FAMILY MEDICAL CENTER PARTNERS, LTD., An Alabama Limited Partnership, its
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said COLONIAL PROPERTIES, INC., by its
President, Thomas H. Lowder, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 19th day of April, 1984.

ATTEST:

COLONIAL PROPERTIES, INC.

V. Neer
Secretary

By *Thomas H. Lowder*
Thomas H. Lowder President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Thomas H. Lowder
whose name as President of Colonial 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.

Given under my hand and official seal, this the 19th day of April, 1984.

Land Title Co.

F. Don Siegal
Notary Public

COLONIAL PROPERTIES, INC.

TO

INVERNESS FAMILY MEDICAL
CENTER PARTNERS, LTD., An
Alabama Limited Partnership

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

Office of the Judge of Probate:

Recording Fee \$

Deed Tax \$

THIS FORM FROM

Lawyers Title Insurance Corporation

TITLE INSURANCE

BIRMINGHAM, ALABAMA

(Continued from page 1 on reverse side)

is contained completely within the boundary of the ingress and egress easement recorded in Map Book 8, page 105 and corrected in Book 345, page 634.

4. Restrictions as shown by recorded map in Map Book 8, page 138 in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company as recorded in Volume 352, page 561 in said Probate Office.
6. Right of way to South Central Bell as recorded in Volume 351, page 362 in said Probate office and also in Volume 351, page 360 in said Probate Office.
7. Declaration of restrictions and grant of easements as recorded in Volume 53, page 375 in said Probate Office.

\$120,000.00 consideration of mortgage tax paid simultaneously on mortgage

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

1984 APR 20 AM 8:41

See Mtg H47-

JUDGE OF PROBATE

Dec 3.00
Ind 1.00
H.00