

1223

SEND TAX NOTICE TO:

H. M. Davis, Jr.

1031 South 21st Street

Birmingham, Alabama 35205

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this 27th day of June, 1984 by DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership (the "Grantor"), in favor of MEADOW BROOK PARTNERSHIP, an Alabama general partnership (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situated in Shelby County, Alabama, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to real estate ad valorem taxes for the 1984 tax year which are a lien but not due and payable until October 1, 1984, easements, restrictions, rights of way and other matters of record.

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

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

The purchase price of this property has been paid from a mortgage loan closed simultaneously herewith.

*Howard Donovan*

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES, LTD., has caused this Warranty Deed to be executed as of the day and year first above written.

DANIEL U.S. PROPERTIES, LTD.,  
a Virginia limited partnership

By: DANIEL REALTY INVESTMENT  
CORPORATION, a Virginia  
corporation, as General Partner

By: *R. Caldwell England*  
Its: *Pres*

STATE OF ALABAMA )

JEFFERSON COUNTY )

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I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that R. CALDWELL ENGLUND whose name as PRESIDENT of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer of DANIEL REALTY INVESTMENT CORPORATION, executed the same for such corporation in its capacity as General Partner of DANIEL U.S. PROPERTIES, LTD., with full authority, voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this the 27th day of May, 1984.  
JUNE



*[Signature]*  
Notary Public  
My Commission Expires: 11/13/84

This instrument prepared by:

Stephen R. Monk, Esq.  
Daniel Realty Corporation  
1900 Daniel Building  
Birmingham, Alabama 35233

A parcel of land situated in the northeast quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

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Begin at the southeast corner of the southeast quarter of the northeast quarter of said Section 12 and run thence N0°-32'-05"E along the east line of said quarter section for a distance of 940.68 feet; thence run N80°-52'-55"W for a distance of 385.22 feet; thence run N47°-20'-02"W for a distance of 60.00 feet; thence run N41°-23'-51"W for 710.55 feet; thence run N36°-03'-00"W for a distance of 280.00 feet; thence run N53°-03'-00"W for 526.18 feet; thence run N66°-56'-01"W for a distance of 115.88 feet; thence run N49°-03'-29"W for a distance of 345.48 feet; thence run N43°-27'-33"W for a distance of 441.95 feet; thence run N52°-19'-33"W for a distance of 126.99 feet; thence run S35°-56'-10"W for a distance of 258.57 feet; thence run S54°-03'-50"E for a distance of 52.37 feet; thence run S35°-56'-10"W for a distance of 165.01 feet; thence run S46°-14'-45"E for a distance of 262.68 feet; thence run S14°-08'-26"E for a distance of 270.00 feet; thence run S38°-38'-26"E for a distance of 85.00 feet; thence run S19°-38'-26"E for a distance of 222.00 feet; thence run S53°-38'-26"E for a distance of 80.00 feet; thence run S24°-38'-26"E for a distance of 350.00 feet; thence run S45°-08'-26"E for a distance of 120.00 feet; thence run S24°-06'-42"W for a distance of 190.64 feet; thence run S59°-13'-30"E for a distance of 163.07 feet; thence run S72°-13'-30"E for a distance of 56.98 feet; thence run N29°-46'-34"E for a distance of 12.86 feet; thence run S60°-13'-26"E for a distance of 60.00 feet; thence run S58°-14'-38"E for a distance of 152.09 feet; thence run N31°-24'-58"E for a distance of 12.54 feet; thence run S60°-05'-32"E for a distance of 244.62 feet to a point on a curve to the right, said curve having a central angle of 2°-12'-58" and a radius of 315.63 feet and being radial to the last call; run thence in a southwesterly direction along the arc of said curve for a distance of 12.21 feet to the end of said curve; thence run S57°-52'-34"E for a distance of 103.17 feet radial to said curve; thence run

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S37°-50'-02"E for a distance of 115.00 feet; thence run  
S60°-09'-58"W for a distance of 260.0 feet; thence run  
S77°-39'-58"W for a distance of 145.00 feet; thence run  
N87°-20'-02"W for a distance of 130.00 feet; thence run  
S2°-39'-58"W for a distance of 215.00 feet; thence run  
S87°-20'-02"E for a distance of 190.00 feet to the  
beginning of a curve to the left, said curve having a  
central angle of 6°-40'-15" and a radius of 673.35 feet;  
thence run in a northeasterly direction along the arc of  
said curve for a distance of 78.40 feet; thence run radial  
to said curve S3°-53'-45"E for 174.03 feet to a point on  
the south line of said northeast quarter of Section 12;  
thence run S87°-40'-08"E for a distance of 1324.03 feet to  
the point of beginning. Said parcel contains 65.952 acres,  
more or less.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*See Mtg 451 - 443*  
1984 JUN 29 AM 9:09

*Thomas C. Henderson, Jr.*  
JUDGE OF PROBATE

Rec 600  
100  

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700