

Southern Inns Partners

NAME: Dale Corley, Attorney at Law

1627 Winchester Road

ADDRESS: 2100 16th Avenue So., Birmingham, Al 3520

Memphis, Tennessee 38116

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS,
and other good and valuable considerations,
to the undersigned grantor, CLYDE DIXON & ASSOCIATES, INC. a corporation,
in hand paid by SOUTHERN INNS PARTNERS, A TENNESSEE PARTNERSHIP

the receipt of which is hereby acknowledged, the said CLYDE DIXON & ASSOCIATES, INC., A CORPORATION,
does by these presents, grant, bargain, sell and convey unto the said
SOUTHERN INNS PARTNERS, A TENNESSEE PARTNERSHIP
the following described real estate, situated in COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

\$722,000.00 of the consideration was paid from a mortgage loan closed simultaneously
herewith, said loan in an amount of \$6,000,000.00.

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TO HAVE AND TO HOLD, To the said SOUTHERN INNS PARTNERS, A TENNESSEE PARTNERSHIP, ITS
SUCCESSORS ~~and~~ assigns forever.

And said CLYDE DIXON & ASSOCIATES, INC., A CORPORATION, does for itself, its successors
and assigns, covenant with said SOUTHERN INNS PARTNERS, A TENNESSEE PARTNERSHIP, ITS SUCCESSORS,

~~and~~ assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
except as shown 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

SOUTHERN INNS PARTNERS, A TENNESSEE PARTNERSHIP, ITS SUCCESSORS,
~~and~~ executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CLYDE DIXON & ASSOCIATES, INC. by its
President, Clyde H. Dixon, Jr. , who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 27th day of December , 19 84.

ATTEST: CLYDE DIXON & ASSOCIATES, INC.

By Clyde H. Dixon Jr.
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Clyde H. Dixon, Jr.
whose name as President of Clyde Dixon & Associates, 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 27th day of December , 19 84.

Jack A

Judith Z. Williams
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

A part of the SW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, not being more particularly described as follows:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 2 West, thence run Westerly along the South line thereof a distance of 263.21 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 696.02 feet; thence turn right 90 deg. 00 min. and run Northerly a distance of 95.0 feet; thence turn left 45 deg. 00 min. and run Northwesterly a distance of 127.00 feet; thence turn right 43 deg 30 min. and run Northerly a distance of 75.00 feet to a point on a curve to the right having a radius of 610.14 feet and an interior angle of 37 deg. 16 min. 38 sec.; thence turn right 72 deg. 00 min to the chord of said curve and run Northeasterly along the arc to said curve a distance of 396.96 feet to the point of a curve to the left having a radius of 319.43 feet and an interior angle of 25 deg. 30 min. 50 sec.; thence continue Northeasterly along the arc to said curve a distance of 142.24 feet; thence from the tangent to said curve turn 114 deg. 14 min. 01 sec. right and run Southerly along the lake shore a distance of 117.17 feet; thence turn left 82 deg. 08 min. 06 sec. and run Southeasterly a distance of 65.46 feet; thence turn left 71 deg. 05 min. 09 sec. and run Northeasterly along the lake shore a distance of 61.78 feet; thence turn right 99 deg. 36 min. 57 sec. and run Southeasterly along the lake shore a distance of 57.08 feet; thence turn right 19 deg. 26 min. 40 sec. and continue Southeasterly along the lake shore a distance of 73.28 feet; thence turn right 0 deg. 38 min. 40 sec. and continue Southeasterly along the lake shore a distance of 81.94 feet; thence turn left 25 deg. 42 min. 10 sec. and continue Southeasterly along the lake shore a distance of 50.71 feet; thence turn right 24 deg. 37 min. 55 sec. and continue Southeasterly along the lake shore a distance of 94.93 feet; thence turn right 17 deg. 50 min. 50 sec. and continue Southeasterly along the lake shore a distance of 52.63 feet; thence turn right 74 deg. 11 min. 30 sec. and run Southwesterly a distance of 83.74 feet to the point of beginning.

According to survey of C. J. Richardson, Reg. No. 9225, dated November 12, 1984.

ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A part of the SW 1/4 of the NE 1/4; SE 1/4 of the NW 1/4, Section 36, Township 18, Range 2 West, Shelby County, Alabama, more particularly described as follows: From the southeast corner of said SW 1/4 of the NE 1/4; thence west along the south quarter section line of said SW 1/4 of the NE 1/4 1,026.23'; thence left 62 deg. 50 min. 45 sec. southwesterly 54.50' to the northeast right of way of U. S. Highway No. 280; thence right 91 deg. 54 min. 15 sec. to chord of curve of said right of way curving to the right having a curve radius of 5,609.60' a chord distance of 230.0' to point of beginning; thence in a northeast direction along right of way of a proposed road having a radius of 199.64', a delta angle of 22 deg. 48 min. 11 sec., an arc distance of 79.45', to point of said curve; thence along a line tangent to said curve 191.29'; thence left 53 deg. 21 min. 41 sec. northeasterly 18.41' to point of a curve of said proposed right of way; thence an interior angle left 108 deg. to chord northeast along said curve having a delta angle 17 deg. 54 min. 04 sec., a radius of 610.14' an arc distance of 190.63'; thence 90 deg. left from tangent of said curve 60.0' to the proposed northwest right of way; thence 90 deg. left to tangent of curve, said curve having a radius of 670.14' an arc distance of 209.37'; thence 90 deg. right from tangent of said curve northwesterly 15.0'; thence 90 deg. left 245.15' to point of curve; thence along curve of proposed right of way having a curve radius of 289.64' a delta angle of 22 deg. 48 min. 11 sec., an arc distance of 115.27' to the northeast right of way of U. S. Highway 280; thence in a southeast direction along said right of way 90.0' to point of beginning.

THE ABOVE DESCRIBED "NON-EXCLUSIVE EASEMENT" SHALL TERMINATE UPON THE COMPLETION OF THE ROAD-WAY TO BE CONSTRUCTED THEREON, AND UPON THE DEDICATION TO AND ACCEPTANCE BY SHELBY COUNTY, ALABAMA, AS A DEDICATED PUBLIC STREET.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SURVEY LINES, RIGHTS OF WAYS, MINING AND MINING PICKING LIMITATIONS, IF ANY, OF RECORD.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JAN -2 AM 10:33

Thomas J. Richardson
JUDGE OF PROBATE

Rec 500
Ind. 100
600