

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 ROYAL OAKS, LTD., an Alabama limited partnership (hereinafter referred to as "Grantee"), to the undersigned, SOUTHWOOD PARK ESTATES, INC., a corporation, and BHN CORPORATION, a corporation as tenants in common and Joint Venturers under Joint Venture Agreement dated March 16, 1981 (hereinafter together referred to as "Grantors"), the receipt of which is hereby acknowledged, the said Grantors do 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, 1985.
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

TELEPHONE (205) 251-8100

RICHARD L. PEARSON

-1-

BALCH & BINGHAM  
ATTORNEYS AND COUNSELORS

700 FINANCIAL CENTER  
805 NORTH 20TH STREET  
BIRMINGHAM, ALABAMA

POST OFFICE BOX 308  
BIRMINGHAM, ALABAMA 35201

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.

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.

BOOK 035 PAGE 206

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

IN WITNESS WHEREOF, each of the Grantors have caused this conveyance to be executed by their respective duly authorized officers on this 23<sup>rd</sup> day of July, 1985.

SOUTHWOOD PARK ESTATES, INC.

WITNESS:

Brenda Sue Bush

By

Ed Gardner  
Its Vice-President

BHN CORPORATION

WITNESS:

Ballin Lottis

BY

Will C. Hay  
Its President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Patricia P. McCool, a Notary Public in and for said County in said State, hereby certify that Barbner, whose name as Vice President of Southwood Park Estates, Inc., a corporation, and as General Partner of Riverchase Properties, under Joint Venture Agreement dated March 16, 1981, 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 and as General Partner of Riverchase Properties, a Joint Venture.

July, 1985. Given under my hand and official seal, this the 23rd day of

Patricia P. McCool  
Notary Public

My Commission Expires: 9/8/85

BOOK 035 PAGE 207

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Brenda S. Saylor, Notary Public in and for said County, in said State, hereby certify that William C. Hulsey, whose name as President of BHN CORPORATION, a corporation, and as General Partner of Riverchase Properties, under Joint Venture Agreement dated March 16, 1981, 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 and as General Partner of Riverchase Properties, a Joint Venture.

July, 1985. Given under my hand and official seal, this the 22nd day of

Brenda S. Saylor  
Notary Public

My Commission Expires: 5-9-88

## EXHIBIT A

DESCRIPTION: Commence at the Southeast corner of the Northwest Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees and run in a Northwesterly direction along the Northeastly right-of-way line of U.S. Highway #31 South 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 an Easterly 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 Northeastly direction for a distance of 580.0 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a Northeastly direction for a distance of 525.54 feet; thence turn an angle to the right of 101 degrees, 40 minutes, 03 seconds and run in a Southeastly direction for a distance of 526.96 feet; thence turn an angle to the right of 31 degrees, 30 minutes and run in a Southeastly direction for a distance of 176.65 feet; thence turn an angle to the right of 0 degrees, 14 minutes, 53 seconds and run in a Southeastly direction 60.00 feet to the point of beginning of the following described curve; thence turn an angle from the last described course to the left of 90 degrees to the tangent of a curve to the left having a central angle of 26 degrees, 08 minutes, 31 seconds and the radius of 438.82 feet; thence run along the arc of said curve in a Northeastly direction 200.21 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right from the tangent, if extended to the last described curve, of 98 degrees, 10 minutes, 47 seconds and run in a Southeastly direction 453.07 feet; thence turn an angle to the left of 79 degrees, 02 minutes and run in a Northeastly direction 437.50 feet; thence turn an angle to the left of 69 degrees, 12 minutes and run in a Northeastly direction 106.97 feet; thence turn an angle to the right of 69 degrees, 12 minutes and run in a Northeastly direction 135.01 feet; thence turn an angle to the right of 51 degrees, 22 minutes, 30 seconds and run in a Southeastly direction 128.00 feet; thence turn an angle to the left of 51 degrees, 22 minutes, 30 seconds and run in a Northeastly direction 506 feet; thence turn an angle to the left of 92 degrees, 14 minutes and run in a Northwesterly direction 128 feet; thence turn an angle to the left of 31 degrees, 36 minutes, 13 seconds and run in a Northwesterly direction 200 feet; thence turn an angle to the left of 35 degrees, 58 minutes, 40 seconds and run in a Northwesterly direction 82.00 feet; thence turn an angle to the right of 66 degrees, 44 minutes, 03 seconds and run in a Northwesterly direction 190 feet; thence turn an angle to the left of 49 degrees, 03 minutes, 36 seconds and run in a Northwesterly direction 256.06 feet to a point on the South right-of-way line of Woods of Riverchase Drive; thence turn an angle to the left of 63 degrees, 36 minutes, 40 seconds to the tangent of a curve to the left, having a central angle of 1 degree, 25 minutes, 23 seconds and a radius of 382.25 feet; thence run along the arc of said curve to the left in a Southwesterly direction along said South line of Woods of Riverchase Drive 9.49 feet to the end of said curve; thence continue along the tangent, if extended to the last described curve, and run in a Southwesterly direction along the South line of said Woods of Riverchase Drive 61.24 feet to the point of beginning of a curve to the right, said curve having a central angle of 45 degrees, 57 minutes, 43 seconds and a radius of 402 feet; thence run along the arc of said curve to the right along said right-of-way line in a Southwesterly direction 322.48 feet to the end of said curve and the point of beginning of a curve to the left, said curve having a central angle of 62 degrees and a radius of 342 feet; thence run along the arc of said curve to the left and along said right-of-way line in a Southwesterly direction 370.08 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 24 degrees, 03 minutes, 59 seconds and a radius of 438.82 feet; thence run along the arc of said curve to the right along said right-of-way line in a Southwesterly direction 184.32 feet to the point of beginning.

## RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	10 00
Index Fee	1 00
TOTAL	\$ 11 00

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUL 24 PM 1:58

*Thomas J. [Signature]*  
JUDGE OF THE CLERK

BOOK 035 PAGE 208