

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations to the under-
signed Grantors, Charles P. Bagby, Charles W. Daniel, Richard T. Darden,
J. Michael Rediker, G. Allen Weatherford, Jr., and AmSouth Bank N.A., as
Trustee of HBR Realty Trust Dated September 10, 1985 (hereinafter referred
to together as "Grantors"), in hand paid, receipt and sufficiency of which is
acknowledged, Grantors do hereby release, remise, quit claim and convey
unto FPI Birmingham, Ltd., an Alabama Limited Partnership organized under
the Alabama Limited Partnership Act of 1983 (hereinafter referred to as
"Grantee") all of Grantors' right, title, interest and claim in or to all coal,
oil, gas, mineral and mining rights and rights incident thereto in and to the
following-described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the northeast quarter of Section 36,
Township 18 South, Range 2 West, Shelby County, Alabama, and
being more particularly described as follows:

From the southeast corner of said quarter section run in a westerly
direction along the south line of said quarter section for a distance
of 311.91 feet to a point on the west right of way line of a public
county road known as Cahaba Beach Road, said point being the
point of beginning of the parcel herein described; from the point of
beginning thus obtained, run westerly along said south line of said
quarter section for a distance of 1009.39 feet to the southwest
corner of the southeast quarter of the northeast quarter of said
section; thence turn an angle to the right of 87°-52'-43" and run in
a northerly direction along the west line of the east half of the
northeast quarter of said section 36 for a distance of 2687.32 feet
to the northwest corner of said east half of the northeast quarter
section; thence turn an angle to the right of 92°-09'-31" and run in
an easterly direction along the north line of said section for a
distance of 1314.78 feet to the northeast corner of said section;
thence turn an angle to the right of 87°-42'-06" and run in a
southerly direction along the east line of said section for a distance
of 2128.72 feet to a point on the west right-of-way line of said
Cahaba Beach Road, said point lying in a curve to the left, said
curve having a radius of 756.37 feet, a central angle of 15°-33'-20"
and a chord of 204.72 feet which forms an interior angle of
145°-24'-26" with the east line of said section; thence run in a
southwesterly direction along the arc of said curve in said right of
way for a distance of 205.35 feet to the end of said curve; thence
run southwesterly along said right-of-way and tangent to the last
curve for a distance of 327.30 feet to the beginning of a curve to
the right in said right-of-way, said curve having a central angle of
5°-01'-58" and a radius of 1111.0 feet; thence run in a southwest-
erly direction along the arc of said curve for a distance of 97.58
feet to the point of beginning. Said parcel contains 79.118 acres,
more or less.

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

GIVEN under my hand and seal this 12th day of September, 1985.

Charles P. Bagby (SEAL)
CHARLES P. BAGBY
Charles W. Daniel (SEAL)
CHARLES W. DANIEL

LAND Title Company

BOOK 041 PAGE 87

Richard T. Darden (SEAL)
RICHARD T. DARDEN

J. Michael Rediker (SEAL)
J. MICHAEL REDIKER

G. Allen Weatherford, Jr. (SEAL)
G. ALLEN WEATHERFORD, JR.

AMSOUTH BANK N.A., As Trustee of HBR
Realty Trust Dated September 10, 1985

By D. A. Ferguson (SEAL)
Trust Officer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Pamela G. Beeson, a Notary Public in and for said County in said State, hereby certify that D. A. Ferguson whose name as Vice President and Trust Officer of AMSOUTH Bank N.A., a national banking association, as Trustee of HBR Realty Trust Dated September 10, 1985 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association, acting in its capacity as trustee as aforesaid.

GIVEN under my hand and official seal this 12th day of September 1985.

Pamela G. Beeson
Notary Public

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Pamela G. Beeson, a Notary Public in and for said County in said State, hereby certify that Charles W. Daniel, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of September 1985.

Pamela G. Beeson
Notary Public

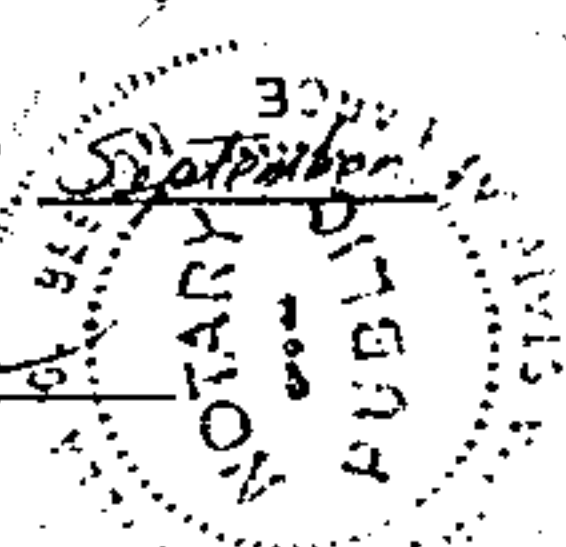
BOOK 041 PAGE 88

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Pamela G. Beeson, a Notary Public in and for said County in said State, hereby certify that Richard T. Darden, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of September, 1985.

Pamela G. Beeson
Notary Public

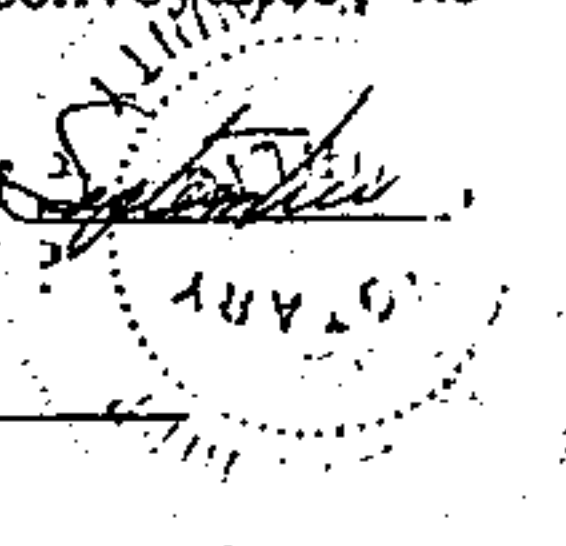


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Don W. Zipp, a Notary Public in and for said County in said State, hereby certify that J. Michael Rediker, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 20th day of September, 1985.

Don W. Zipp
Notary Public

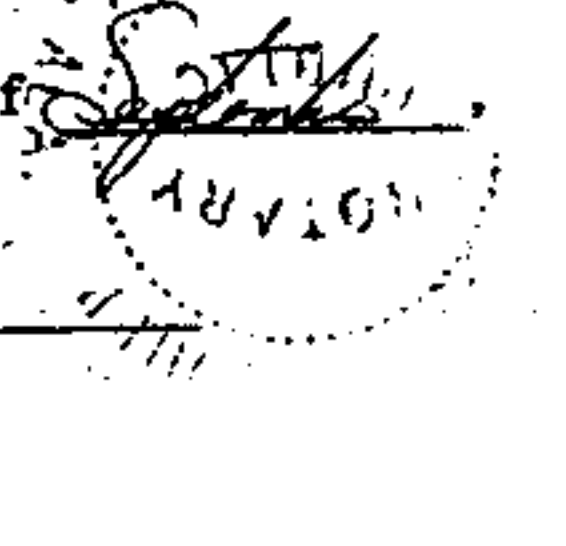


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Don W. Zipp, a Notary Public in and for said County in said State, hereby certify that G. Allen Weatherford, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of September, 1985.

Don W. Zipp
Notary Public

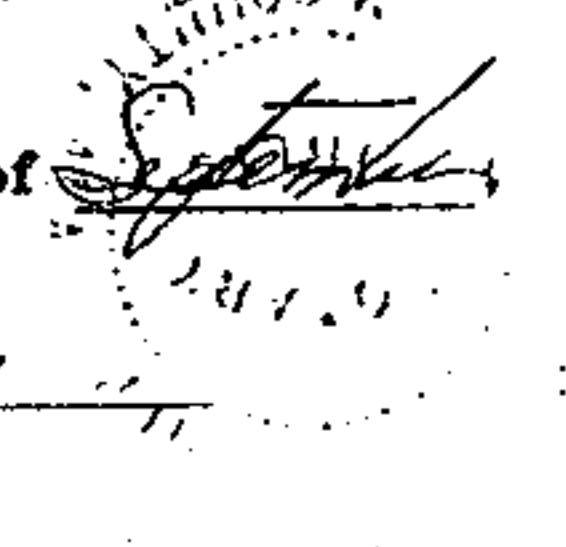


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Don W. Zipp, a Notary Public in and for said County in said State, hereby certify that Charles P. Bagby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of September, 1985.

Don W. Zipp
Notary Public



1985 SEP 12 PM 4:10

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		50
Mineral Tax		
Recording Fee		7.50
Index Fee		1.00
TOTAL		9.00