

This instrument was prepared by

(Name) John H. Brewer
200 Office Park Dr., Ste 216
(Address) Birmingham, Alabama 35223

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Telephone 205-663-11
This Form prepared by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Shelby Development Corporation, an Alabama corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

EAGLE RIDGE, LTD., an Alabama Limited Partnership (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, as described in Exhibit "A", attached hereto and incorporated herein by reference.

LESS AND EXCEPT all coal, iron ore, oil and gas and all other minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

SUBJECT TO the PROTECTIVE COVENANTS FOR THE MEADOWS MULTI-FAMILY DISTRICT, to be recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, and its successors & assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its _____ President, who is authorized to execute this conveyance, hereto set its signature and seal, Charles W. Daniel,

this the 14 day of April, 19 86

ATTEST:

SHELBY DEVELOPMENT CORPORATION

Secretary

By

Charles W. Daniel

Its President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Charles W. Daniel

whose name as _____ President of Shelby Development Corp. an Alabama 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.

Cahaba Title

Given under my hand and official seal, this the 14 day of April, 19 86.

John H. Brewer

EXHIBIT "A"

A parcel of land situated in the East 1/2 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section, and run thence in a Northerly direction along the West line of said quarter-quarter section for a distance of 194.27 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, run thence in a northerly direction along the same course as before for a distance of 1809.15 feet to the Northwest corner of the NE 1/4 of the NW 1/4 of said Section; thence turn an angle to the right of 90 deg. 51 min. 41 sec. and run in an easterly direction along the north line of said section for a distance of 750.0 feet; thence turn an angle to the right of 105 deg. 57 min. 12 sec. and run in a southerly direction for a distance of 1629.52 feet to a point on the Northwest right of way line of a proposed public dedicated road known as Meadow Ridge Road; said point being in a curve to the left having a radius of 326.23 feet and a central angle of 44 deg. 43 min. 59 Sec. and said curve being concave to the southeast; thence from the last call turn an interior counter-clockwise angle of 162 deg. 55 min. 13 sec. to the chord of said curve and run in a southwesterly direction along the arc of said curve for a distance of 254.70 feet to the end of said curve; thence run in a southwesterly direction tangent to last said curve for a distance of 35.64 feet along Northwest right of way of said Meadow Ridge Road; thence turn an angle to the right of 79 deg. 45 min. 26 sec. and run in a westerly direction for a distance of 132.99 feet to the point of beginning of the parcel herein described; being situated in Shelby County, Alabama.

A portion of Meadow Ridge Road referred to above in the legal description was dedicated to the public on February 26, 1986, by recording of a map in Map Book 9 page 142 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 APR 15 AM 8:58

James C. [Signature]
JUDGE

1. Deed Tax	\$ 666.50
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	672.50