

This instrument prepared by:

SEND TAX NOTICE TO:

Alabama
Title Company
615 North
21st
Birmingham, AL 35203

Walter C. Andrews, III
Corley, Moncus, Bynum
& De Buys, P.C.
2100 16th Avenue South
Suite 300
Birmingham, Alabama 35205

WOODBROOK APARTMENTS, LTD.

1912 11th Ave. SE

BIRMINGHAM, ALA. 35205

2,150,000.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

974

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Dollars (\$100.00), and other good and valuable consideration, and subject to the mortgage described below, to the undersigned Grantor, ALABASTER GARDENS, LTD., an Alabama Limited Partnership, (the "Grantor") in hand paid by WOODBROOK APARTMENTS, LTD., an Alabama Limited Partnership, (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described real estate, situated in Shelby County, Alabama, to wit:

All that certain property described in Exhibit "A" which is attached hereto and made a part hereof.

SUBJECT TO:

Taxes for the year 1986, a lien but not yet due and payable; and those easements, rights-of-way and other matters which are more particularly described in Exhibit "B" which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD, to the said WOODBROOK APARTMENTS, LTD., an Alabama Limited Partnership, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor by the undersigned General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of May, 1986.

ALABASTER GARDENS, LTD.

Harold L. Foshee

By: Harold L. Foshee
A General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HAROLD L. FOSHEE, whose name as a general partner of Alabaster Gardens, Ltd., an Alabama Limited Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he, as such general partner and with full authority, executed the same voluntarily on the day the same bears date.



Given under my hand and official seal, this the 14 day of May, 1986.

[Signature]
Notary Public
My Commission Expires:

1-7-88

EXHIBIT "A"
TO STATUTORY WARRANTY DEED

Commence at the Northwest corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West; thence run in an Easterly direction along the North line of said Quarter-Quarter a distance of 1235.17 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southerly direction a distance of 16.74 feet to the point of beginning of property herein described; thence turn an angle to the left of 90 degrees 55 minutes 29 seconds and run in an Easterly direction a distance of 774.99 feet; thence turn an angle to the right of 94 degrees, 40 minutes, 29 seconds and run in a Southerly direction 151.76 feet; thence turn an angle to the left of 93 degrees, 45 minutes and run in an Easterly direction a distance of 245.00 feet to its intersection with the Westerly right-of-way line of Montevallo-Ashville Road; thence turn an angle to the right of 93 degrees, 45 minutes and run in a Southerly direction along the Westerly right-of-way line of said road a distance of 93.40 feet to the point of commencement of a curve to the right, having a central angle of 4 degrees, 04 minutes, 40 seconds and a radius of 2,841.09 feet; thence continue along the arc of said curve for a distance of 202.20 feet; thence from the tangent of last described curve extended, turn an angle to the right of 81 degrees, 12 minutes, 33 seconds and run in a Westerly direction a distance of 983.61 feet; thence turn an angle to the right of 90 degrees, 57 minutes, 47 seconds and run in a Northerly direction a distance of 449.79 feet to the point of beginning. Situated in Shelby County, Alabama.

EXHIBIT "B"
TO STATUTORY WARRANTY DEED

Title to the property conveyed by this Statutory Warranty Deed is conveyed subject to the following:

1. The terms and conditions of that certain mortgage dated July 1, 1975 from Alabaster Gardens, Ltd., an Alabama Limited Partnership to Molton Allen & Williams, Inc. in the original principal amount of One Million One Hundred Sixty-Five Thousand Eight Hundred Dollars (\$1,165,800.00) recorded in Mortgage Book 346, Page 860, and assigned to City Federal Savings & Loan Association in Misc. Volume 18, Page 459, in the office of the Judge of Probate of Shelby County, Alabama.

2. The terms and conditions of that Regulatory Agreement dated July 1, 1975 by and between Alabaster Gardens, Ltd. and Secretary of Housing and Urban Development recorded in Mortgage Book 346, Page 865, in the office of the Judge of Probate of Shelby County, Alabama, as amended by Agreement dated August 15, 1983.

3. Right-of-way in favor of Alabama Power Company recorded in Deed Book 101, Page 83 and Deed Book 295, Page 619, in the office of the Judge of Probate of Shelby County, Alabama.

4. Easements over the north side of the subject property for sanitary sewer as shown on survey of Jimmy A. Gay dated August 20, 1976 and revised May 12, 1986.

5. Rights and claims of tenants in possession.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAY 15 AM 10:25

Thomas A. Jones, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <i>see Mtg 072-80</i>
2. Mtg. Tax	_____
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>