

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

(a) The sum of One Hundred Seventy Three Thousand and Three Hundred Sixty Five and no/100 Dollars (\$173,365.00) to the undersigned Grantors, VICKI HAYS DAWKINS, a married woman, formerly known as VICKI C. HAYS, and JOHN M. DAWKINS, her husband, (hereinafter collectively referred to as the "Grantors"), in hand paid by COLONIAL PROPERTIES, INC., an Alabama corporation (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged; and

(b) The execution and delivery by Grantee to Grantors of a Real Estate Mortgage Note and Mortgage in the amount of Three Hundred Forty Six Thousand Six Hundred Twenty Five and no/100 Dollars (\$346,625.00), the receipt of which Real Estate Mortgage Note and Mortgage is hereby acknowledged;

the said Grantors do by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the SE corner of NW1/4 of NE1/4 of Section 36, Township 18 South, Range 2 West, run north along the east boundary of said 1/4-1/4 a distance of 1029.55 feet; thence left 60 degrees 13' 38" a distance of 676.92 feet; thence left 76 degrees 05' 02" a distance of 166.31 feet; thence left 111 degrees 44' 13" a distance of 107.00 feet; thence left 17 degrees 25' a distance 77.06 feet; thence right 5 degrees 11' a distance of 65.07 feet; thence right 51 degrees 03' a distance of 94.44 feet; thence right 43 degrees 56' a distance of 132.54 feet; thence right 18 degrees 31' a distance of 230.34 feet; thence right 6 degrees 55' a distance of 142.56 feet; thence left 85 degrees 30' a distance of 251.21 feet; thence left 46 degrees 22' a distance of 420.00 feet; thence right 91 degrees 07' a distance of 271.66 feet; thence left 91 degrees 07' a distance of 60.01 feet; thence right 91 degrees 07' a distance of 63.55 feet; thence left 148 degrees 47' 05" a distance of 581.10 feet; thence left 72 degrees 59' 27" a distance of 452.06 feet to the point of beginning. Situated in Shelby County, Alabama.

Land Title

BOOK 076 PAGE 199

BOOK 076 PAGE 200

This conveyance is subject to 1986 ad valorem taxes due October 1, 1986; and a right of way to Alabama Power Company recorded in Volume 97, Page 566, Volume 109, Page 289, Volume 182, Page 51, and Volume 270, Page 819, in the Probate Office of Shelby County, Alabama.

The property being conveyed hereby is not now nor has it ever been the homestead property of the Grantors.

TO HAVE AND TO HOLD to said Grantee, Colonial Properties, Inc., an Alabama corporation, its successors and assigns forever.

And the Grantors do, for themselves, and for their heirs, legal representatives, successors and assigns, separately and severally covenant with the said Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantors have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend same to the said Grantee, Colonial Properties, Inc., an Alabama corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, Vicki Hays Dawkins and John M. Dawkins, have caused this conveyance to be executed this the 12th day of June, 1986.

Vicki Hays Dawkins
VICKI HAYS DAWKINS, formerly
known as Vicki C. Hays

John M. Dawkins
JOHN M. DAWKINS

STATE OF ALABAMA)

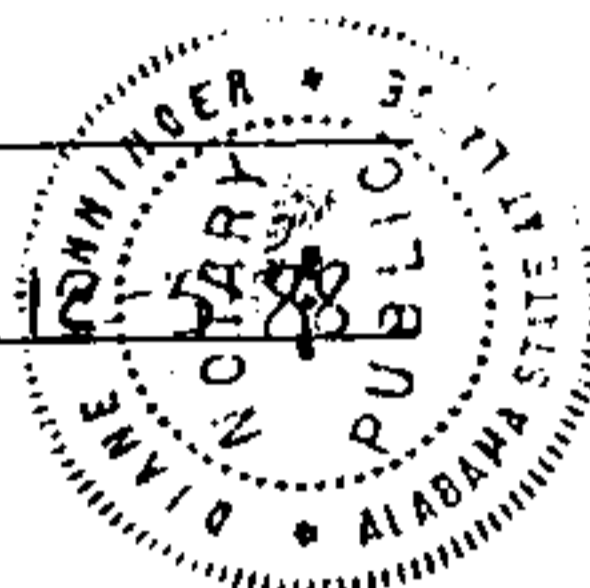
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that VICKI HAYS DAWKINS, formerly known as Vicki C. Hays, an individual whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 1986.

Diane Henninger
NOTARY PUBLIC

My Commission Expires: 12-3-88



STATE OF ALABAMA)

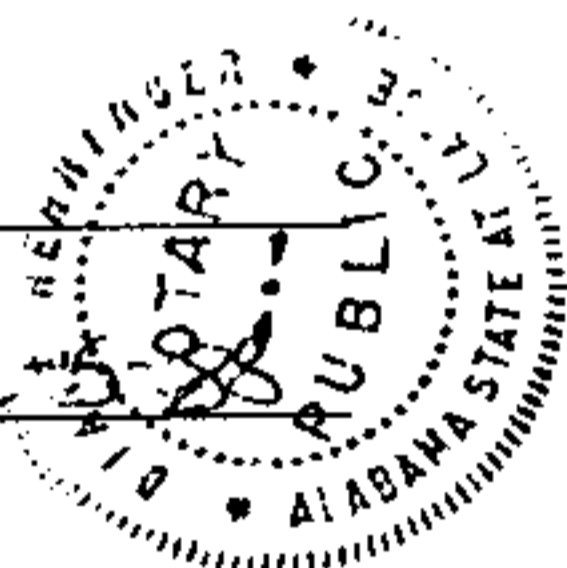
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that JOHN M. DAWKINS, an individual whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 1986.

Diane Henninger
NOTARY PUBLIC

My Commission Expires: 12-3-88



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

1986 JUN 12 PM 12:28

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>173.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>182.00</u>