

Send Tax Notice To:
 Southbrook Village Shopping
 Center, Ltd,
 c/o Mr. Ernest Joseph
 1560 Montgomery Highway
 Suite 212
 Birmingham, Alabama 35211

WARRANTY DEED

IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the undersigned, JOE J. JOSEPH and ERNEST A. JOSEPH (the "Grantors") do hereby grant, bargain, sell and convey unto SOUTHBROOK VILLAGE SHOPPING CENTER, LTD. (the "Grantee"), an Alabama limited partnership formed by Agreement dated June 12, 1986, the following described property (the "Subject Property"), situated in Shelby County, Alabama:

Parcel 1

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest Corner of the SW 1/4 of NE 1/4; thence East along the South line thereof a distance of 500.51 feet to the point of beginning; thence continue along last described course a distance of 290.15 feet; thence left 141 deg. 22 min. 49 sec. and run Northwest 118.15 feet; thence 90 deg. right and run Northeast 32.0 feet; thence 90 deg. left and run Northwest 445.66 feet; thence left 107 deg. 39 min. 31 sec. and run Southwest 26.24 feet; thence 72 deg. 20 min. 29 sec. left and run Southeast 185.59 feet; thence right 52 deg. 38 min. 44 sec. and run South 236.63 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4; thence East along the South line thereof a distance of 790.66 feet; thence left 141 deg. 22 min. 49 sec. and run Northwest 63.59 feet; thence 90 deg. right and run Northeast a distance of 240.0 feet to the Point of Beginning; thence continue on last described course 75.0 feet; thence 90 deg. left a distance of 440.0 feet; thence 90 deg. left, a distance of 75.0 feet; thence 90 deg. left, a distance of 440.0 feet to the point of beginning; being situated in Shelby County, Alabama.

The Subject Property does not constitute the homestead of either Grantor. The Grantors intend that this conveyance, for federal income tax purposes, be treated as a contribution to the capital of the Grantee limited partnership.

This conveyance is made subject to ad valorem taxes for the current tax year, and to the following instruments of record:

1. Transmission Line Permit to Alabama Power Company, as shown by instrument recorded in Deed Book 55, Page 586;
2. Easement to Alabama Power Company, as shown by instrument recorded in Real 41, Page 845;
3. Easements to South Central Bell, as shown by instruments recorded in Real 42, Page 966, and in Deed Book 342, Page 939, and

Ernest Joseph

BOOK 076 PAGE 551

4. Indenture of Establishment of Protective Covenants, Conditions and Restrictions, and Grants of Easements, as recorded in Miscellaneous Book 52, Page 692, and amended in Real 35, Page 822.

All of the recorded instruments referred to hereinabove are recorded in the Probate Records of Shelby County, Alabama.

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

The Grantors do, for themselves, and for their heirs, successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that the Grantors have a good right to sell and convey the same as aforesaid, and that the Grantors will, and their heirs, successors and assigns shall, warrant and defend the same to Southbrook Village Shopping Center, Ltd., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Joe J. Joseph and Ernest A. Joseph have executed and delivered this instrument this 13th day of June, 1986.

STATE OF ALABAMA)

JEFFERSON COUNTY)

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

Given under my hand this 13th day of June, 1986.

Notary Public

My Commission Expires: 4-19-88

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest A. Joseph, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of June, 1986.

1. Deed Tax \$ 430.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 436.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 JUN 13 PM 4:11

THIS INSTRUMENT WAS PREPARED BY:
CHERVIS ISOM
1100 FINANCIAL CENTER
BIRMINGHAM, ALABAMA 35203

JUDGE OF PROBATE