

STATE OF ALABAMA

COUNTY OF SHELBY

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DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE MILLION FIFTY THOUSAND AND NO/100 (\$1,050,000.00) DOLLARS, to the undersigned Grantor, CROSS-KIMBRELL PARTNERSHIP, an Alabama General Partnership (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 COLONIAL PROPERTIES, INC., a Corporation (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

SEE THE ATTACHED EXHIBIT "A"

\$1,015,000.00 of the purchase price recited above were paid from mortgage loans closed simultaneously herewith.

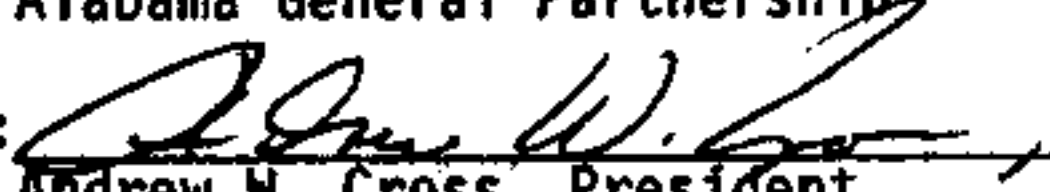
TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized partner, who is authorized to execute this conveyance, hereto set its signature and seal, this the _____ day of _____, 1986.

CROSS-KIMBRELL PARTNERSHIP
An Alabama General Partnership

By:


Andrew W. Cross, President
Cross Homebuilders, Inc.
Its Authorized Partner

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STATE OF ALABAMA

COUNTY OF SHELBY

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I, the undersigned, a notary public, in and for said County and State, hereby certify that ANDREW W. CROSS, President of Cross Homebuilders, Inc., as Partner on behalf of CROSS-KIMBRELL PARTNERSHIP, an Alabama General Partnership, whose name 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 such conveyance, he, in his capacity as such partner, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of July, 1986.


Notary Public

My Commission Expires: 5/14/90

This Instrument was prepared by:
John T. Campbell
Attorney at Law
Post Office Box 26427
Birmingham, Alabama 35226



EXHIBIT "A"

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the northwest corner of said 1/4-1/4 section and run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 417.60 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 222.61 feet to a point; thence turn an angle to the left of 68 degrees 28 minutes 17 seconds and run in a northeasterly direction for a distance of 454.46 feet to a point on the north line of said 1/4-1/4 section; thence turn an angle to the left of 112 degrees 17 minutes 13 seconds and run in a westerly direction along said north line for a distance of 389.42 feet to the point of beginning.

Subject to:

1. Taxes due in the year 1986 which are a lien but not due and payable until October 1st, 1986.
2. Right of way to Alabama Power Company recorded in Volume 109, page 499 and Volume 239, page 214 in the Probate Office of Shelby County, Alabama.

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ROAD EASEMENT FOR ACCESS AND EASEMENT FOR UTILITIES AND SIGN:

Beginning at the northeast corner of the northeast quarter of the southeast quarter of said Section 31; run thence in a southerly direction along the east line of said quarter-quarter section, for a distance of 1,118.3 feet to the north right-of-way line of U.S. Highway 280; thence turn an angle to the right of 69 degrees-32'-00" more or less and run in a southwesterly direction along said north line of said Highway 280 for a distance of 64.04 feet which is 60 feet measured at right angles from the east line of said quarter-quarter section; thence turn an angle to the right of 110 degrees-28'-00" more or less and run in a northerly direction parallel to said east line of said section and 60 feet west of same for a distance of 1,140.69 feet more or less to the north line of said northeast quarter of southeast quarter; thence turn an angle to the right and run in an easterly direction along the north line of said quarter-quarter section for a distance of 60.0 feet to the point of beginning.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS FILED

1986 JUL -8 PM 3: 33

Thomas C. ...
JUDGE OF THE ...

1. Deed Tax	\$	
2. Mtg. Tax		
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>