

THIS DOCUMENT PREPARED BY:

CORRECTIVE DEED

Jada Rene Hilyer
THE HARBERT-EQUITABLE JOINT VENTURE
Post Office Box 1297
Birmingham, Alabama 35201
(205) 988-4730

THIS DEED REPLACES THAT
CERTAIN DEED BETWEEN SAME
PARTIES DATED JANUARY 24,
1986 WHICH WAS LOST PRIOR
TO RECORDATION.

Purchaser: Parkway Partners
P. O. Box 76079
Birmingham, Alabama 35253

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of SEVEN HUNDRED TEN THOUSAND SIX HUNDRED THIRTY FOUR AND NO/100 (\$710,634.00), in hand paid by PARKWAY PARTNERS, an Alabama General Partnership, (hereinafter referred to as "GRANTEE"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974, composed of Harbert International, Inc., a corporation, and The Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama:

Part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, City of Hoover, Alabama, more particularly described as follows:

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From the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 30, Township 19 South, Range 2 West, and looking in an Easterly direction along the North line of said quarter-quarter section, turn an angle to the right of 43°39'46" and run in a Southeasterly direction for a distance of 299.82 feet to a point on the Westerly right-of-way line of Interstate Highway #65, said point being 49.47 feet South of an existing concrete right-of-way monument; thence turn an angle to the right of 48°50'15" and run in a Southerly direction along said right-of-way line for a distance of 599.28 feet to an existing iron pin, being the Southeast corner of Lot 1-A, of Resurvey of Lot 1 Brookwood Addition to Riverchase as recorded in Map Book 8, Page 94, in the Office of the Judge of Probate, Shelby County, Alabama, and the point of beginning; thence turn an angle to the right of 82°55'37" and leaving said right-of-way line run in a Southwesterly direction along the South line of said Lot 1-A for a distance of 580.40 feet to an iron pin; thence turn an angle to the left of 90°00' and run in a Southerly direction 192.11 feet to an iron pin; thence turn an angle to the right of 90°00' and run in a Westerly direction 199.17 feet to an existing iron pin being on the curved East right-of-way line of Riverchase Parkway East; thence turn an angle to the left (87°21'35" to tangent) and run in a Southerly direction along the arc of said curved East right-of-way line (said curve being concave in an Easterly direction and having a central angle of 44°44' and a

radius of 478.86 feet) for a distance of 373.87 feet to the end of said curve; thence tangent to end of said curve run in a Southeasterly direction along said East right-of-way line for a distance of 20.95 feet to an existing iron pin being the Northwest corner of the Southern Realty Resources, Inc. property; thence turn an angle to the left of 81°06'59" and leaving said East right-of-way line run in a Northeasterly direction along the Northwest line of the Southern Realty Resources, Inc. property for a distance of 266.77 feet, to an existing iron pin being the Northeast corner of the Southern Realty Resources, Inc. property; thence turn an angle to the right of 90°00' and run in a Southeasterly direction along the Northeasterly line of the Southern Realty Resources, Inc. property for a distance of 198.03 feet; thence turn an angle to the left of 43°33'45" and run in a Southeasterly direction for a distance of 79.75 feet to a point on the northerly right-of-way line of Valleydale Road; thence turn an angle to the left of 48°35'38" and run in a northeasterly direction along said right-of-way line of Valleydale Road for a distance of 131.06 feet to an existing concrete monument on the Northwesterly right-of-way line of said Valleydale Road; thence turn an angle to the right of 0°53'57" and run in a Northeasterly direction along said North right-of-way line for a distance of 36.37 feet to an existing concrete monument; thence turn an angle to the left of 30°54'37" and run in a Northeasterly direction for a distance of 116.20 feet to an existing concrete monument on the West right-of-way line of I-65 Highway; thence turn an angle to the left of 17°33' and run in a Northerly direction along said Westerly right-of-way line of said Interstate Highway #65 for a distance of 389.41 feet, more or less, to an existing iron pin being the point of beginning, containing 331,811 square feet, or 7.6173 acres; less and except the following described parcel of land:

Part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, run West along the North line of said quarter-quarter section for a distance of 192.20 feet; thence turn an angle to the right of 52°14'43" and run in a Northwesterly direction for a distance of 93.56 feet; thence turn an angle to the left of 90° and run in a Southwesterly direction for a distance of 266.77 feet, more or less, to a point on the Northeast right-of-way line of Riverchase Parkway East; thence turn an angle to the right of 81°06'59" and run in a Northwesterly direction along said right-of-way line of Riverchase Parkway East for a distance of 20.95 feet; thence turn an angle to the right of 39°45' and run in a Northwesterly direction for a distance of 58.60 feet to the point of beginning; thence turn an angle to the left of 39°59'05" and run in a Northwesterly direction for a distance of 41.36 feet; thence turn an angle to the right of 88°52'04" and run in a Northeasterly direction for a distance of 40.97 feet; thence turn an angle to the right of 90°20'30" and run in a Southeasterly direction for a distance of 41.53 feet; thence turn an angle to the right of 89°54'15" and run in a Southwesterly direction for a distance of 41.54 feet, more or less, to the point of beginning and containing 1,709.65 square feet or 0.0392 acres, more or less.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1986.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights-of-way, reservations, agreements, restrictions and setback lines of record.

5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 recorded in Miscellaneous Book 15, beginning at page 189, as further amended by Amendment No. 2 recorded in Miscellaneous Book 19, beginning at page 633, in the office of the Judge of Probate of Shelby County, Alabama.
6. Said property conveyed by this instrument is hereby restricted to use as a multi-story hotel/restaurant or multi-story office development (with a density not to exceed 75% per acre), in accordance with the Riverchase Architectural Committee Development Criteria for the Planned Commercial Development dated April 11, 1980, unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Business Covenants.
7. Said property conveyed by this instrument is hereby subjected to that certain land use agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Miscellaneous Book 19, beginning at page 690, in the office of the Judge of Probate of Shelby County, Alabama, as amended per agreement dated September 13, 1983, as recorded in Real Book 16, beginning at page 64, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Utility easements and sanitary sewer easements as shown on survey of Laurence D. Weygand, dated January 9, 1986, a copy of said survey being attached hereto as Exhibit "A".

TO HAVE AND TO HOLD UNTO GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each Venturer by their respective duly authorized officers effective on this the 17th day of July, 1986.

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THE HARBERT-EQUITABLE JOINT VENTURE,
under Joint Venture Agreement dated
January 30, 1974

WITNESS:

Terri L. Medley

WITNESS:

Maileyn T. Young

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATE, a
Joint Venturer

BY: Donald L. Batson
Its: Donald L. Batson
Assistant Secretary

BY: HARBERT INTERNATIONAL, INC., a
Joint Venturer

BY: James L. Batson
Its: James L. Batson

STATE OF Georgia)
COUNTY OF Fulton)

I, Frank Brown Reese, a Notary Public in and for said County, in said State, hereby certify that Donald L. Butson, whose name as Assistant Secretary of The Equitable Life Assurance Society of the United States, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, 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 as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 15th day of July, 1986.

Frank Brown Reese
Notary Public

My commission expires:
Notary Public, Georgia, State of Georgia
My Commission Expires Aug. 10, 1987



STATE OF ALABAMA)
COUNTY OF Shelby)

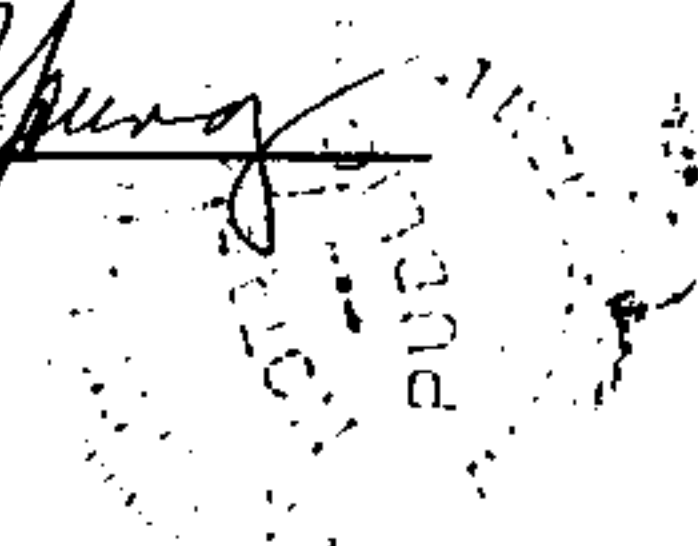
I, Mailyn H. Young, a Notary Public in and for said County, in said State, hereby certify that Jerry M. Johnston, whose name as Treasurer of Harbert International, Inc., a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is 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 as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 17th day of July, 1986.

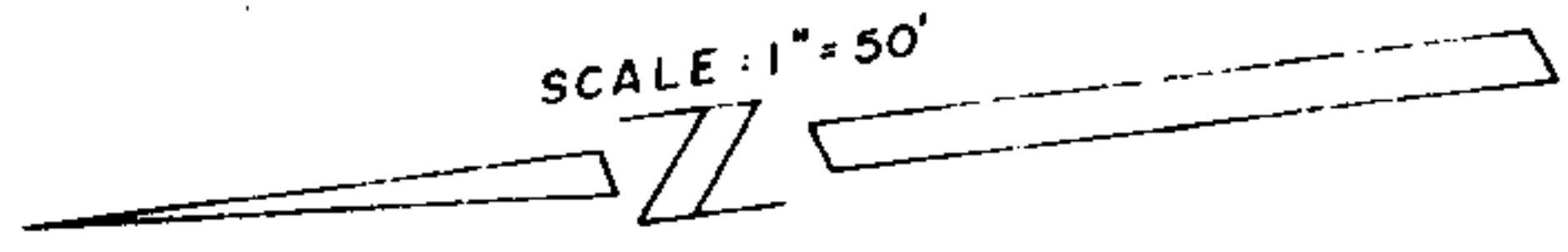
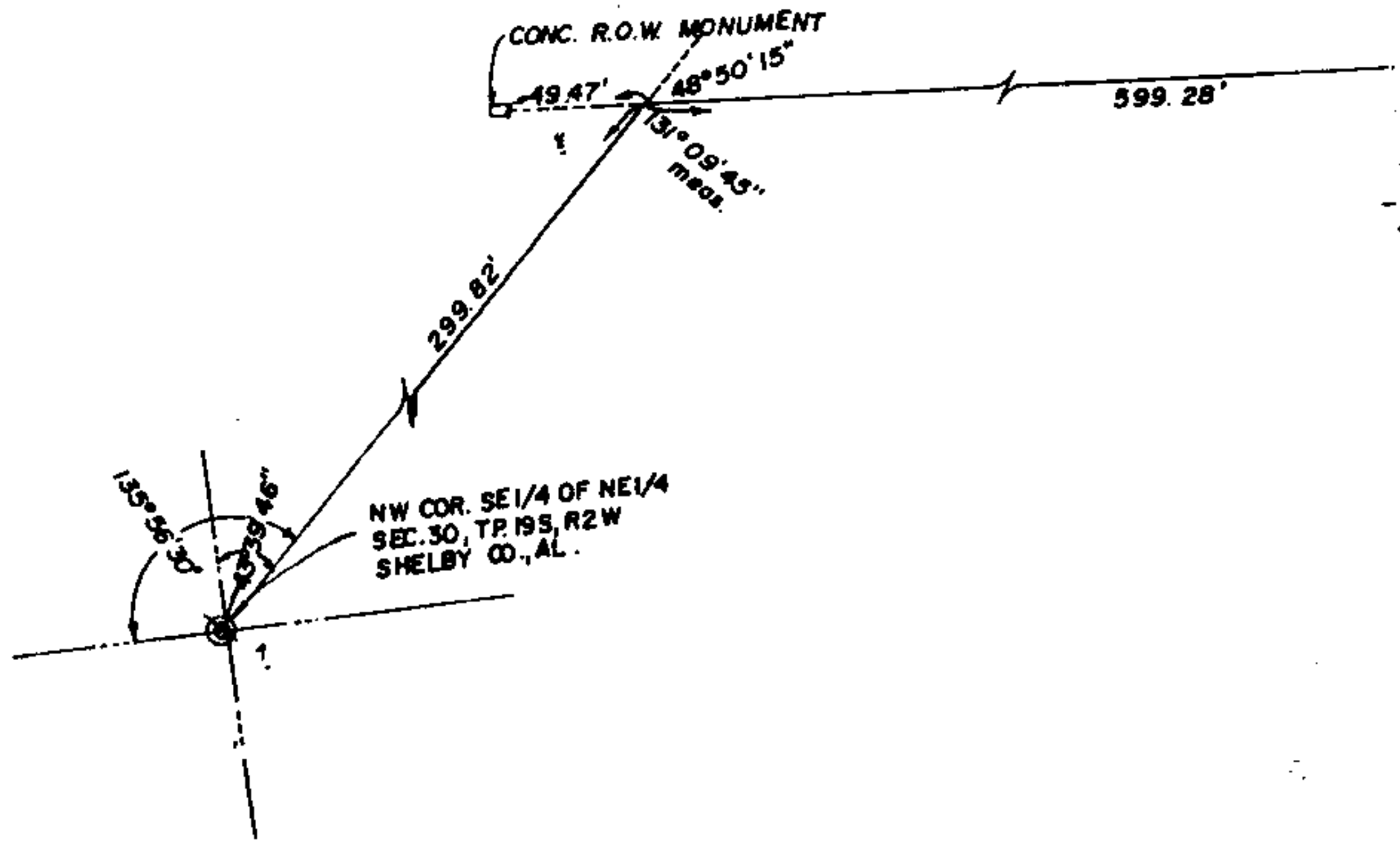
Mailyn H. Young
Notary Public

My commission expires:

November 30, 1986



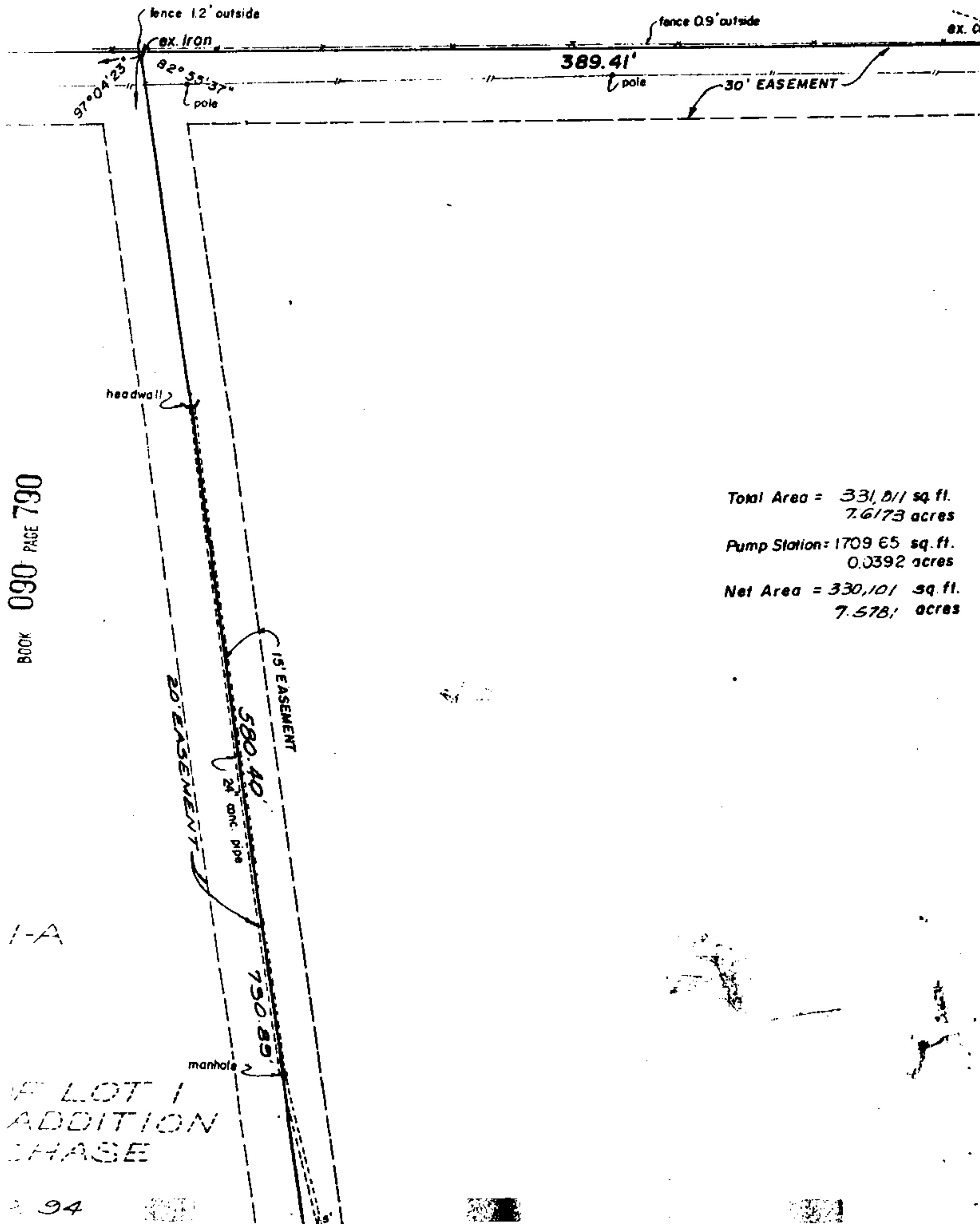
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BOOK 090 PAGE 789



LO

RESURVEY
BROOKWOOD
TO RIVE
M.B. 2

INTERSTATE HIGHWAY # 65 (NO ACCESS)



Total Area = 331,011 sq. ft.
7.6173 acres

Pump Station = 1709.65 sq. ft.
0.0392 acres

Net Area = 330,101 sq. ft.
7.5781 acres

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1-A

LOT 1
ADDITION
CHASE

94



WFW)
WFW)

I, Weygand, Engineer-Land Surveyor, certify that I have surveyed the land shown hereon and below; that I have consulted the Federal Insurance Administration Flood Hazard Boundary and that this property is not located in a special flood hazard area:

South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Township 19 South, Range 2 West, Shelby County, City of Hoover, Alabama, more described as follows:
 Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 30, Township 19 South, Range 2 West, and looking in an Easterly direction along the North line of said quarter section, turn an angle to the right of $43^{\circ}39'46''$ and run in a Southeasterly direction for a distance of 299.82 feet to a point on the Westerly right-of-way line of Interstate 65, said point being 49.47 feet South of an existing concrete right-of-way monument; then turn an angle to the right of $43^{\circ}50'15''$ and run in a Southerly direction along said right-of-way line for a distance of 599.28 feet to an existing iron pin, being the Southeast corner of the Resurvey of Lot 1 Brookwood Addition to Riverchase as recorded in Map Book 8, Page 100, Office of the Judge of Probate, Shelby County, Alabama, and the point of beginning; then turn an angle to the right of $82^{\circ}55'37''$ and leaving said right-of-way line run in a Southerly direction along the South line of said Lot 1-A for a distance of 580.40 feet to an iron pin; then turn an angle to the left of $90^{\circ}00'$ and run in a Southerly direction 192.11 feet to an existing iron pin; then turn an angle to the right of $90^{\circ}00'$ and run in a Westerly direction 199.17 feet to an existing iron pin being on the curved East right-of-way line of Riverchase Parkway; then turn an angle to the left ($87^{\circ}21'35''$ to tangent) and run in a Southerly direction along said curved East right-of-way line (said curve being concave in an Easterly direction and having a central angle of $44^{\circ}44'$ and a radius of 478.86 feet) for a distance of 100.00 feet to the end of said curve; then tangent to end of said curve run in a Southeasterly direction along said East right-of-way line for a distance of 20.95 feet to an existing iron pin being the Northwest corner of the Southern Realty Resources, Inc. property; then turn an angle to the left of $31^{\circ}06'59''$ and leaving said East right-of-way line run in a Northeasterly direction along the Northwest line of the Southern Realty Resources, Inc. property for a distance of 266.77 feet, to an existing iron pin being the Northeast corner of the Southern Realty Resources, Inc. property; then turn an angle to the right of $90^{\circ}00'$ and run in a Southeasterly direction along the Northeasterly line of the Southern Realty Resources, Inc. property for a distance of 138.03 feet; then turn an angle to the left of $43^{\circ}33'45''$ and run in a Southeasterly direction for a distance of 79.75 feet to a point on the northerly right-of-way line of Valleydale Road; then turn an angle to the left of $48^{\circ}35'38''$ and run in a northerly direction along said right-of-way line of Valleydale Road for a distance of 31.06 feet to an existing concrete monument on the Northwesterly line of said Valleydale Road; then turn an angle to the right of $0^{\circ}53'57''$

LO

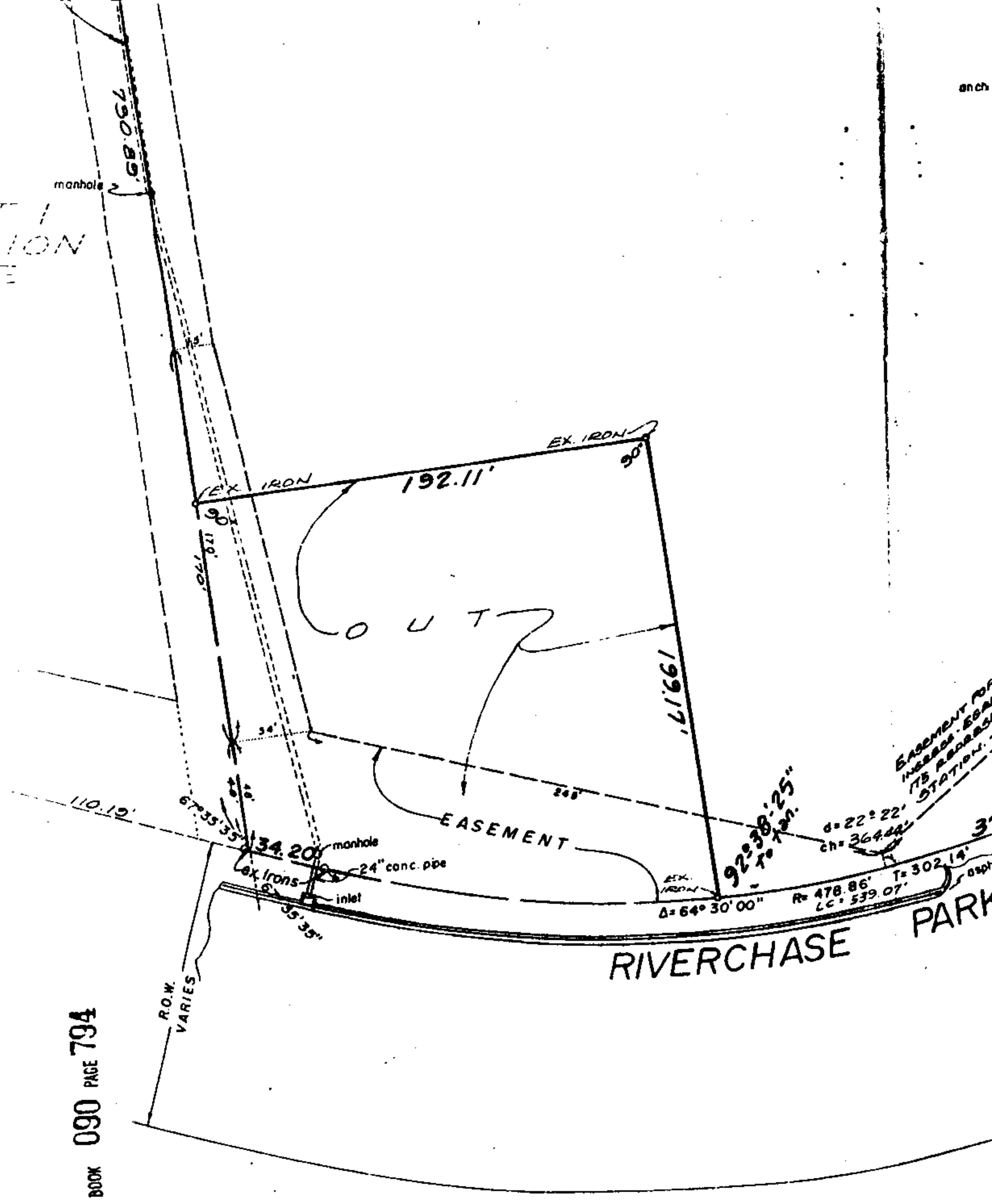
RESURVEY
BROOKWOOD
TO RIVER

M.B. &

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ION



Part of the South Quarter of Section particularly described: From the Northern ship 19 South, a distance of 1' westerly directly in a Southwesterly Northeast right: $31^{\circ}06'59''$ and run way East for a a Northwesterly an angle to the thence turn an tance of 40.97 direction for a run in a Southwest beginning and c

...range 2 West, and looking in an easterly direction from the corner of quarter section, turn an angle to the right of $43^{\circ}39'46''$ and run in a Southeasterly for a distance of 299.82 feet to a point on the Westerly right-of-way line of Interstate 65, said point being 49.47 feet South of an existing concrete right-of-way monument; then an angle to the right of $43^{\circ}50'15''$ and run in a Southerly direction along said right-of-way line for a distance of 599.28 feet to an existing iron pin, being the Southeast corner of the Resurvey of Lot 1 Brookwood Addition to Riverchase as recorded in Map Book 8, Page 100 of the Office of the Judge of Probate, Shelby County, Alabama, and the point of beginning; then an angle to the right of $82^{\circ}55'37''$ and leaving said right-of-way line run in a Southwesterly direction along the South line of said Lot 1-A for a distance of 580.40 feet to an iron pin; then turn an angle to the left of $90^{\circ}00'$ and run in a Southerly direction 192.11 feet to an existing iron pin being on the curved East right-of-way line of Riverchase Parkway; then turn an angle to the left ($97^{\circ}21'35''$ to tangent) and run in a Southerly direction along said curved East right-of-way line (said curve being concave in an Easterly direction and having a central angle of $44^{\circ}44'$ and a radius of 478.86 feet) for a distance of 192.11 feet to the end of said curve; thence tangent to end of said curve run in a Southeasterly direction along said East right-of-way line for a distance of 20.95 feet to an existing iron pin being the Northwest corner of the Southern Realty Resources, Inc. property; thence turn an angle to the left of $31^{\circ}06'59''$ and leaving said East right-of-way line run in a Northeasterly direction along the Northwest line of the Southern Realty Resources, Inc. property for a distance of 166.77 feet, to an existing iron pin being the Northeast corner of the Southern Realty Resources, Inc. property; thence turn an angle to the right of $90^{\circ}00'$ and run in a Southeasterly direction along the Northeasterly line of the Southern Realty Resources, Inc. property for a distance of 198.03 feet; thence turn an angle to the left of $43^{\circ}33'45''$ and run in a Southeasterly direction for a distance of 79.75 feet to a point on the northerly right-of-way line of Valleydale Road; thence turn an angle to the left of $48^{\circ}35'38''$ and run in a northerly direction along said right-of-way line of Valleydale Road for a distance of 131.06 feet to an existing concrete monument on the Northwesterly line of said Valleydale Road; thence turn an angle to the right of $0^{\circ}53'57''$ and run in a Northeasterly direction along said North right-of-way line for a distance of 36.37 feet to an existing concrete monument; thence turn an angle to the left of $30^{\circ}54'37''$ and run in a Northerly direction for a distance of 116.20 feet to an existing concrete monument on the right-of-way line of I-65 Highway; thence turn an angle to the left of $17^{\circ}33'$ and run in a Northerly direction along said Westerly right-of-way line of said Interstate Highway #65 for a distance of 389.41 feet, more or less, to an existing iron pin being the point of beginning, containing 331,811 square feet, or 7.6173 acres; less and except the following described parcel

the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more fully described as follows:

Starting at the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 West, run West along the North line of said quarter-quarter section for a distance of 192.20 feet; thence turn an angle to the right of $52^{\circ}14'43''$ and run in a Northwesterly direction for a distance of 93.56 feet; thence turn an angle to the left of 90° and run in a Westerly direction for a distance of 266.77 feet, more or less, to a point on the right-of-way line of Riverchase Parkway East; thence turn an angle to the right of 90° and run in a Northwesterly direction along said right-of-way line of Riverchase Parkway East for a distance of 20.95 feet; thence turn an angle to the right of $39^{\circ}45'$ and run in a Northerly direction for a distance of 58.60 feet to the point of beginning; thence turn an angle to the left of $39^{\circ}59'05''$ and run in a Northwesterly direction for a distance of 41.36 feet; then an angle to the right of $38^{\circ}52'04''$ and run in a Northeasterly direction for a distance of 10.97 feet; thence turn an angle to the right of $90^{\circ}20'30''$ and run in a Southeasterly direction for a distance of 41.53 feet; thence turn an angle to the right of $89^{\circ}54'15''$ and run in a Southwesterly direction for a distance of 41.54 feet, more or less, to the point of beginning, containing 1,709.65 square feet or 0.0392 acres, more or less.

Laurence D. Weyland 11/9/86
 Laurence D. Weyland
 Reg. P.E. & L.S. #10373
 Phone: 871-7620

1. Deed Tax \$ 711.00
 2. Mig. Tax _____
 3. Recording Fee 30.00
 4. Indexing Fee 1.00
 TOTAL 742.00

EXHIBIT A

STATE OF ALA. SHERIFF
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1986 SEP 16 PM 12:34
 JUDGE OF PROBATE

BOOK 090 PAGE 796

PART OF TRACTS C-4, C-5 & C-7		
As shown on the Tract Study of the East Portion of Riverchase		
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY:
DATE:		