

Value \$750,000

1909

Send tax notice to:
Belaire Joint Venture
Suite 200
100 Century Park South
Birmingham, AL 35226

This document prepared by:
MARY DOUGLAS HAWKINS
Corretti & Newsom
1804 7th Avenue North
Birmingham, AL 35203

THE STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration to Lighthouse Development, Inc., an Alabama corporation (hereinafter referred to as "Grantor") in hand paid by Belaire Joint Venture, an Alabama general partnership (hereinafter referred to as "Grantee"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the real property described in Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns, forever, and said Grantor for itself, its successors and assigns, covenants 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 except as noted in said Exhibit "A" and 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, Lighthouse Development, Inc., has caused this Warranty Deed to be executed by David F.

Corretti, Newsom

Byers, its President, who is thereunto duly authorized on this
the 27 day of December, 1986.

ATTEST:

LIGHTHOUSE DEVELOPMENT, INC.
an Alabama corporation

By: _____

By:

David F. Byers (Seal)

Its: _____

Its: President

THE STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David F. Byers, whose name as President of Lighthouse Development, Inc., an Alabama corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of December, 1986.

Mary Douglas Haulkins
Notary Public
My Commission Expires 12/31/87

\$250,000.00 representing the full purchase price was paid from mortgage loan closed simultaenously herewith.

EXHIBIT A

All that part of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, lying North of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Office of the Judge of Probate, Shelby County, Alabama.

ALSO:

All that part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, lying West of the Southern Gas Line Right of Way, as recorded in Deed Book 90, Pages 333 and 445, and North of Bermuda Hills, Second Sector, Fourth Addition, as recorded in Map Book 9, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama.

ALSO:

All of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, lying South of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the current year 1987 which are not due and payable until October 1, 1987.
2. Easements to Southern Natural Gas Corp., as recorded in Volume 90, Page 445 and Volume 90, Page 333.
3. Easements to Plantation Pipe Line Co., as recorded in Volume 212, Page 635; Volume 112, Page 364; and Volume 112, Page 280.
4. Easements to Alabaster Water & Gas Board, as recorded in Volume 278, Page 391 and Volume 278, Page 387.
5. Right of Way granted to Shelby County, Alabama, as recorded in Volume 280, Page 340.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 310, Page 213 and Volume 310, Page 215.
7. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Book 337, Page 241 and Book 27, Page 93.

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

1986 DEC 23 AM 8:24

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

1. Doc. Fee	_____
2. Mfg. Tax	_____
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	8.50