

SEND TAX NOTICE TO:  
Daniel Meadows II, L.P.  
c/o Daniel Realty Corporation  
10 Inverness Center Parkway  
Birmingham, AL 35243

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this 22nd day of December, 1986 by DANIEL REALTY CORPORATION, an Alabama corporation (the "Grantor"), in favor of DANIEL MEADOWS II, L.P., a Virginia limited partnership (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situated in Shelby County, Alabama, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

106 PAGE 753  
This conveyance is made subject to those matters more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

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

BOOK 106  
And the said Grantor does for itself and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except for the Permitted Title Exceptions; 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned DANIEL REALTY CORPORATION has caused this Warranty Deed to be executed by its Vice President, who is duly authorized to execute the same as of the day and year first above written.

DANIEL REALTY CORPORATION,  
an Alabama corporation

By: [Signature]

Its: Vice President

\$7,200,000.00 consideration was paid from a purchase money mortgage closed simultaneously herewith.

ack 12

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said county,,  
in said state, hereby certify that Stephen R. Monk  
whose name as Vice President of DANIEL REALTY  
CORPORATION, an Alabama corporation, is signed to the foregoing  
instrument, and who is known to me, acknowledged before me on  
this day that, being informed of the contents of said instrument,  
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 the 22<sup>nd</sup> day  
of December, 1986.

Shirley D. Ellis  
Notary Public  
My Commission Expires: 2/5/90



This instrument prepared by  
and should be returned to:

Stephen R. Monk  
Daniel Realty Corporation  
10 Inverness Center Parkway  
Birmingham, Alabama 35243

BOOK 106 PAGE 754

EXHIBIT A

BOOK 106 PAGE 755  
Part of the SE 1/4 of the NW 1/4 and the SW 1/4 of NE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Lots 6, 8, 10 and 12, Jessica Ingram Property, as recorded in Map Book 3 page 54 in the Office of the Judge of Probate, Shelby County, Alabama, also, an acreage parcel situated in the SE 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: From the NW corner of Lot 12, Jessica Ingram Property, as recorded in Map Book 3 page 54, in the Office of the Judge of Probate of Shelby County, Alabama, run in a Southerly direction along the West lot line of said Lot 12 for a distance of 30.26 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue in a Southerly direction along the West lot lines of said Lots 12, 10, 8 and 6, for a distance of 620.60 feet; thence turn an angle to the right of 90 degrees 47 minutes 50 seconds and run in a Westerly direction for a distance of 116.86 feet to a point on the East right of way line of Brook Highland Drive, as shown on the map of "The Meadows Residential Sector One", as recorded in Map Book 9 page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve to the left which has a radius of 605.12 feet, a central angle of 18 degrees 21 minutes 26 seconds and a chord of 193.05 feet which forms an interior angle to the left of 80 degrees 08 minutes 18 seconds with the last described call: run thence along said right of way line in a Northerly direction along the arc of said curve for a distance of 193.88 feet to the end of said curve; run thence in a Northerly direction tangent to said curve for a distance of 324.02 feet to the beginning of a curve to the left, said curve having a radius of 1153.80 feet, a central angle of 2 degrees 37 minutes 02 seconds and a chord of 52.70 feet; run thence in a Northerly direction along the arc of said curve for a distance of 52.70 feet; thence turn an interior angle to the left of 126 degrees 06 minutes 26 seconds from the chord of the last described curve and run in a Northeasterly direction for a distance of 89.69 feet to the point of beginning.

LESS AND EXCEPT the following described parcels A & B:

Parcel A

Part of Lot 12, Jessica Ingram Property, as recorded in Map Book 3 page 54 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Beginning at the NW corner of said Lot 12, run thence in a Southerly direction along the West lot line of said Lot 12 for a distance of 30.26 feet; thence turn an angle to the left of 89 degrees 23 minutes 50 seconds and run in an Easterly direction for a distance of 1236.08 feet to a point on the West right of way line of Shelby County Road No. 495; thence turn an angle to the left of 94 degrees 03 minutes 43 seconds and run in a Northerly direction along said West right of way line for a distance of 36.62 feet to a 2 inch capped pipe; thence turn an angle to the left of 86 degrees 13 minutes 44 seconds and run in a Westerly direction along the North line of said Lot 12 for a distance of 1233.82 feet to the point of beginning.

EXHIBIT A

Parcel B  
Part of Lot 6, Jessica Ingram Property, as recorded in Map Book 3 page 54 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Beginning at the SW corner of said Lot 6, run thence in an Easterly direction along the South line of said Lot 6 for a distance of 1274.54 feet to the West right of way line of Shelby County Road No. 495; thence turn an angle to the left of 94 degrees 15 minutes 23 seconds and run in a Northerly direction along said right of way line for a distance of 10.02 feet; thence turn an angle to the left of 85 degrees 44 minutes 37 seconds and run in a Westerly direction for a distance of 1273.94 feet to the West line of said Lot 6; thence turn an angle to the left of 90 degrees 47 minutes 50 seconds and run in a Southerly direction along the West line of said Lot 6 for a distance of 10.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Subject To:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 112 Page 132 and Deed Book 112 Page 133, in Probate Office of Shelby County, Alabama. (affects W1/2 of NE 1/4 31-18-1W)
2. Transmission line permit to Alabama Power Company as recorded in Real Volume 41 Page 840 in Probate Office of Shelby County, Alabama. (affects SE 1/4 of NW 1/4 31-18-1W)
3. Title to minerals underlying SE 1/4 of NW 1/4 and NE 1/4 Sec. 31 Township 18 Range 1 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 32 Page 183 in Probate Office.
4. Reservation of a 20 foot wide easement for a sanitary sewer as reserved in Real Volume 085 on Page 740 in Probate Office of Shelby County, Alabama.
5. Protective covenants for The Meadows Multi-Family District dated 6th March 1986 and recorded in Real Volume 067 Page 947 and First Supplemental Protective Covenants for The Meadows Multi-Family District dated 8th August 1986 and recorded in Real Volume 085 on Page 742 in Probate Office of Shelby County, Alabama.
6. Current year's taxes.

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

1986 DEC 29 PM 2:46

*Thomas A. Shumaker, Jr.*  
JUDGE OF PROBATE

**RECORDING FEES**

Recording Fee \$ 10.00

Index Fee 1.00

TOTAL \$ 11.00