

STATE OF ALABAMA)
SHELBY COUNTY)

792
**MORTGAGE
AND SECURITY AGREEMENT**

THIS INDENTURE is being made by and between the following-described Borrower, as Mortgagor, and Lender, as Mortgagee, and the terms used herein shall have the meanings ascribed to them as follows, unless the context requires a different meaning:

- BOOK 140 PAGE 411
- a. "Borrower" shall refer to EQUITY PARTNERS JOINT VENTURE, a joint venture organized and existing under the Alabama Partnership Act.
 - b. "Borrower's Notice Address" shall refer to Post Office Box 43468, Birmingham, Alabama 35243.
 - c. "Lender" shall refer to AMSOUTH BANK N.A.
 - d. "Lender's Notice Address" shall refer to Post Office Box 11007, Birmingham, Alabama 35288, Attention: Commercial Real Estate Department.
 - e. "Loan" shall refer to that certain loan made by Lender to Borrower this date in an amount equal to the Loan Amount.
 - f. "Loan Amount" shall refer to \$4,060,000.
 - g. "Loan Documents" shall refer to this Mortgage, the Note, Construction Loan Agreement, UCC-1 Financing Statements, and all other documents and instruments which evidence or secure the Note or which are related thereto, now or hereafter given by or on behalf of Borrower to Lender, and the Guaranty of Payment and Completion given to the Lender by Thomas H. Lowder, Robert E. Lowder, James K. Lowder, Colonial Properties, Inc. and Colonial Properties Management Association.
 - h. "Note" shall refer to that certain Promissory Note of even date herewith made by Borrower to Lender in the amount of the Loan, to evidence the Loan and to all replacements, extensions, substitutions, and modifications to the said Promissory Note.

The Lender is making the Loan to Borrower evidenced by the Note. In consideration of the Loan, to induce the Lender to make the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions or renewals of same, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth, the Borrower has this day executed the Loan Documents in favor of Lender, and Borrower hereby does irrevocably grant, bargain,

This instrument was prepared by
GUY V. MARTIN, JR.
1900 SouthTrust Tower
BIRMINGHAM, ALABAMA 35203

Please Return This Instrument To
GUY V. MARTIN, JR.
LEWIS, MARTIN BURNETT & DUNKLE
1900 SouthTrust Tower
BIRMINGHAM, ALABAMA 35203

*Hand
Ditto*

sell, alien, remise, release, confirm and convey to Lender, and to its successors and assigns, in fee simple, with right of entry and possession as provided below, the following described property (all of which as described in (A) through (H) below, is referred to herein as the "Mortgaged Property"):

(A) The real property (the "property") described in the attached Exhibit A which is incorporated into this Mortgage by reference, and all minerals, oil, gas and other hydrocarbon substances on the property, as well as all development rights, air rights, water, and water rights relating to the property, and all estates, rights, titles, interest, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever in any way belonging, relating or appertaining to any of the property, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law and in equity of the Borrower of, in and to the same, including but not limited to the other rights herein enumerated.

(B) All present and future structures, buildings, improvements, septic systems, sewage lines and equipment, appurtenances and fixtures of any kind on the property, whether now owned or hereafter acquired by Borrower, including but not limited to all apparatus, equipment and appliances used in connection with the operation or occupancy of the property, such as heating and air-conditioning systems and facilities used to provide any utility services (including sewage services), refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal, recreation or other services on the property, including without limitation all swimming pools, tennis courts, and related facilities, and all window coverings, and pumping stations and other equipment used in connection with the existing septic system and any sewage line to be constructed on the property, it being intended and agreed that all such items will be conclusively considered to be a part of the real property conveyed by this Mortgage, whether or not attached or affixed to the property (the "Improvements").

(C) All appurtenances of the property and all rights of the Borrower in and to any streets, roads or public places, easements or rights of way, relating to the property, including but not limited to all rights of the Borrower to any septic system, sewer line, agreements, permits, easements, equipment, licenses, resolutions, and related rights pertaining to any sewer and septic system constructed on the property.

(D) All of the rents, royalties, profits and income of the property, and all rights of the Borrower under all present and future leases affecting the property, including but not limited to any security deposits.

(E) All proceeds and claims arising on account of any damage to or taking of the property or any Improvements thereon or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the property or any Improvements as is more fully provided hereinafter.

(F) All building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the Borrower for the purpose of being used or useful in connection with the Improvements located or to be located on the

BOOK 140 PAGE 412

property, whether such materials, equipment, fixtures and fittings are actually located on or adjacent to the property or not, and whether in storage or otherwise, wheresoever the same may be located. Property herein conveyed and mortgaged shall include, but without limitation, all lumber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, sewer lines and pumping stations and fixtures and equipment, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, furniture, ranges, refrigerators, dishwashers, disposals, and in general all building materials and equipment of every kind and character used or useful in connection with said Improvements.

(G) All general intangibles relating to the development or use of the property, including but not limited to all governmental permits relating to construction on the property, all names under or by which the property or any Improvements on the property may at any time be operated or known, and all rights to carry on business under any such names, and all trademarks and goodwill in any way relating to the property but expressly excluding the name and all trademarks of the Borrower, its general partners, and their respective affiliates.

This instrument secures:

(1) Payments and performance of the Borrower's indebtedness and obligations under the Note evidencing the Loan, including all extensions, renewals, substitutions and modifications of and to the Note.

(2) The payment and performance of the Borrower's obligations under this Mortgage, and under all of the other Loan Documents.

(3) The payment of all sums advanced or paid out by the Lender under any provision of this Mortgage or the other Loan Documents or to protect the security of this Mortgage.

(4) The payment of the principal and interest on all other future loans or advances made by the Lender to the Borrower pertaining to the Mortgaged Property (or any successor in interest to the Borrower as the owner of all or any part of the Mortgaged Property) ("FUTURE ADVANCES"), including all extensions, renewals and modifications of any Future Advances.

(5) The payment and performance of the Borrower's obligations under all other present and future agreements executed by the Borrower in favor of the Lender and relating to the Note or any one or more of the Loan Documents.

TO HAVE AND TO HOLD the Mortgaged Property and all parts thereof unto Lender and to its successors and assigns forever, subject however to the terms and conditions herein:

PROVIDED, HOWEVER, that these presents are upon the condition that, if the Borrower shall pay or cause to be paid to the Lender the principal and interest

BOOK 140 PAGE 413

payable in respect to the Note, at the times and in the manner stipulated therein and herein, all without any deduction or credit for taxes or other similar charges paid by the Borrower, and shall keep, perform and observe all and singular the covenants and promises in the Note, this Mortgage, and in all of the other Loan Documents, and any renewal, extension or modification thereof, expressed to be kept, performed, and observed by and on the part of the Borrower, all without fraud or delay, then this Mortgage, and all the properties, interest and rights hereby granted, bargained, and sold shall cease, determine and be void, but shall otherwise remain in full force and effect.

ARTICLE I

COVENANTS OF BORROWER

In addition to covenants contained elsewhere herein, the Borrower covenants and agrees with the Lender as follows:

1. To pay and perform all indebtedness and obligations that are secured by this Mortgage and the other Loan Documents in accordance with the terms thereof.

2. Borrower covenants and represents that all of the Loan Documents have been duly executed and delivered and are valid and enforceable obligations of Borrower in accordance with the terms thereof. Borrower agrees to execute and deliver to the Lender on demand and at Borrower's cost and expense any documents, further required mortgages, and instruments of further assurance required or desired by Lender in Lender's reasonable business judgment to effectuate, complete, enlarge, or perfect, or to continue and preserve (a) the obligations of the Borrower under the Note, this Mortgage, all of the other Loan Documents, and (b) the lien of this Mortgage as a first and prior lien upon all of the Mortgaged Property, whether now owned or hereafter acquired by the Borrower. Upon any failure of Borrower to do so, Lender may execute and record any such instruments for and in the name of Borrower and Borrower irrevocably appoints Lender the agent and the attorney-in-fact of Borrower to do so. The lien hereof will automatically attach, without further act, to all after-acquired property attached to and/or used in the operation of the Mortgaged Property.

3. (a) All of the existing and future rents, royalties, income and profits of the Mortgaged Property that arise from its use or occupancy are hereby absolutely and presently assigned to the Lender. Upon any default by the Borrower (and expiration of any applicable notice and cure periods), Lender may in its discretion at any time without notice to the Borrower collect the rents, royalties, income and profits itself or by an agent or receiver. No action taken by the Lender to collect any rents, royalties, income or profits will make the Lender a "mortgagee-in-possession" of the Mortgaged Property. Possession by a court-appointed receiver will not be considered possession by the Lender. All rents, royalties, income and profits collected by the Lender or a receiver will be applied first to pay all expenses of collection, and then to the payment of all costs of

BOOK 140 PAGE 414

operation and management of the Mortgaged Property, and then to the payment of the indebtedness and obligations secured by this Mortgage in whatever order the Lender directs in its absolute discretion and without regard to the adequacy of its security.

(b) Borrower will not execute any leases, management or leasing agreements, or occupancy agreements affecting any of the Mortgaged Property without first having received the prior written approval from Lender of the form of the same and/or of the managing agent. Without limiting the foregoing, any managing, leasing, or similar fee shall be subordinated to the lien of this instrument.

(c) Without the prior written consent of the Lender, the Borrower shall not accept prepayments of rent exceeding three months under any leases affecting any of the Mortgaged Property, nor modify or amend any such leases, nor in any manner impair the Borrower's interest in the rents, royalties, income and profits of the Mortgaged Property. The Borrower will perform all covenants of the lessor under any such leases. Upon the Lender's request, the Borrower will execute and deliver to Lender for recordation an Assignment of Leases on the Lender's form.

(d) Nothing herein shall render Lender liable under any existing or future lease, regardless of the collection of rents thereunder, for any of the covenants or agreements of Borrower under such leases.

BOOK 140 PAGE 415
4. Without the prior written consent of the Lender, (a) the Borrower shall not encumber any interest in the Mortgaged Property or sell, contract to sell, lease with an option to purchase, or otherwise transfer any interest in the Mortgaged Property; (b) no general or limited partner of Borrower (if Borrower is a partnership) shall contract to sell, lease with option to purchase, or otherwise transfer any interest in Borrower as a partner of Borrower; (c) no stockholder of Borrower (if Borrower is a corporation) shall contract to sell, lease with option to purchase, or otherwise transfer any interest in Borrower as a stockholder of Borrower; and (d) Borrower shall not sell, assign or otherwise dispose of or permit the sale, assignment or other disposition of, any legal or beneficial interest in the stock of Borrower, if a corporation, or in any general or limited partnership interest in Borrower, if a general or limited partnership. As used in this paragraph, a joint venture shall be deemed to be a general or limited partnership. The foregoing restrictions shall also apply to any sale, conveyance, transfer or pledge of a beneficial interest in Borrower, if a trust or any other entity. Lender shall not be obligated to consent to any such encumbrance, sale, contract, lease, or other transfer [all said encumbrances, sales, contracts, leases, and other transfers described above being collectively referred to as a "Prohibited Transfer"], and Lender's consent may be withheld regardless of whether any Prohibited Transfer may or may not impair Lender's security or whether or not it may or may not be reasonable (commercially or otherwise) for Lender to consent to any Prohibited Transfer. Without limiting the foregoing, Lender's consent may, if given in Lender's sole unfettered discretion, be conditioned upon (by way of illustration only and not being limited to): an increase in the interest rate, an approval of the credit of any such grantee, vendee, optionee, or transferee, a management contract acceptable to Lender with a manager acceptable to Lender, an assignment to Lender of any security given to Borrower in

connection with the transaction, including without limitation, any purchase money second mortgage, and/or a change in any of the other terms and conditions of this Mortgage or in any of the related loan documents. Any Prohibited Transfer made without the consent of Lender shall be void. Provided, however, that, notwithstanding the foregoing, so long as Thomas H. Lowder, James K. Lowder, Robert E. Lowder, Colonial Properties, Inc., an Alabama corporation and Colonial Properties Management Association, an Alabama general partnership, continue to guarantee the indebtedness evidenced by the Note, Borrower shall be permitted to transfer the Mortgaged Property to any entity owned or controlled by Thomas H. Lowder, James K. Lowder and Robert E. Lowder.

5. (a) Borrower will not commit any waste on the Mortgaged Property or take any actions that might invalidate any insurance carried on the Mortgaged Property. Borrower will maintain the Mortgaged Property and all Improvements thereon in good condition and repair. No Improvements may be removed, demolished or materially altered without the prior written consent of Lender. No personal property in which the Lender has a security interest may be removed from the Mortgaged Property unless it is immediately replaced by similar property of at least equivalent value on which Lender will immediately have a valid first lien and security interest.

(b) Without the prior written consent of Lender, Borrower will not seek, make or consent to any change in the zoning or conditions of use of the Mortgaged Property. Borrower will comply with and make all payments required under the provisions of any covenants, conditions or restrictions affecting the Mortgaged Property, including but not limited to those contained in any declaration and constituent documents of any condominium, cooperative or planned development project on the Mortgaged Property. Borrower will comply with all existing and future requirements of all governmental authorities having jurisdiction over the Mortgaged Property.

6. Borrower will keep at all times full, true, and accurate books and records of account of the Mortgaged Property and its own financial affairs sufficient to reflect correctly the results of all operations, leasing, and other income-producing activities by Borrower on the Mortgaged Property, and to permit the preparation of financial statements therefrom in accordance with generally accepted accounting principles. Lender will have the right to examine, copy and audit Borrower's records and books of account at all reasonable times. Borrower will deliver to Lender, upon such times as may be requested by Lender, and in no event less than ninety (90) days after the end of every calendar year from date hereof, whether or not requested by Lender, financial and operating statements for the Mortgaged Property, including but not limited to balance sheets, profit-and-loss statements, and all schedules and exhibits thereto as are customarily required by sound accounting practices reflecting all items of income and expenses for the Mortgaged Property. Such statements and information shall be prepared in accordance with sound accounting procedures by Borrower's chief accounting officer.

BOOK 140 PAGE 416

7. Borrower will, at its own expense, appear in and defend any action or proceeding that might affect Lender's security or the rights or powers of the Lender or that purports to affect any of the Mortgaged Property. If the Borrower fails to perform any of its covenants or agreements contained in this Mortgage, or if any action or proceeding of any kind (including but not limited to any bankruptcy, insolvency, arrangement, reorganization or other debtor-relief proceeding) is commenced which might affect the Lender's interest in the Mortgaged Property or the Lender's right to enforce its security, then the Lender may, at its option, make any appearances, disburse any sums and take any actions as may be necessary or desirable to protect or enforce this Mortgage or to remedy the failure of Borrower to perform its covenants (without, however, waiving any default of the Borrower). Borrower agrees to pay all reasonable expenses of the Lender thus incurred (including but not limited to fees and disbursements of counsel). Any such sums disbursed in excess of the Loan Amount by the Lender will be additional indebtedness of the Borrower secured by this Mortgage, will bear interest at the After-Maturity Rate required by the Note, and will be payable by the Borrower upon demand. This paragraph will not be construed to require Lender to incur any expenses, make any appearances, or take any actions.

BOOK 140 PAGE 417
8. This Mortgage constitutes a SECURITY AGREEMENT with respect to all personal property in which Lender is granted a security interest thereunder, and Lender shall have all of the rights and remedies of a secured party under the ALABAMA UNIFORM COMMERCIAL CODE as well as all other rights and remedies available at law or in equity. Borrower hereby agrees to execute and deliver on demand and hereby irrevocably constitutes and appoints Lender the attorney-in-fact of Borrower, to execute, deliver and, if appropriate, to file with the appropriate filing officer or office such security agreements, financing statements, continuation statements or other instruments as Lender may request or require in order to impose, perfect or continue the perfection of, the lien or security interest created hereby. Upon the occurrence of any default hereunder, Lender shall have the right to cause any of the Mortgaged Property which is personal property and subject to the security interest of Lender hereunder to be sold at any one or more public or private sales as permitted by applicable law, and Lender shall further have all other rights and remedies, whether at law, in equity, or by statute, as are available to secured creditors under applicable law. Any such disposition may be conducted by an employee or agent of Lender. Any person, including both Borrower and Lender, shall be eligible to purchase any part or all of such property at such disposition.

Expenses of retaking, holding, preparing for sale, selling or the like shall be borne by Borrower and shall include Lender's reasonable attorneys' fees and legal expenses. Borrower, upon demand of Lender, shall assemble such personal property and make it available to Lender at the Property, a place which is hereby deemed to be reasonably convenient to Lender and Borrower. Lender shall give Borrower at least ten (10) days' prior written notice of the time and place of any public sale or other disposition of such property or of the time of or after which any private sale or other intended disposition is to be made, and if such notice is sent to Borrower, as the same is provided for the mailing of notices herein, it is hereby deemed that such notice shall be and is reasonable notice to Borrower.

9. The Borrower covenants that it is lawfully seized of an indefeasible estate in fee simple in the land and real property hereby mortgaged and has good and absolute title to all existing personal property hereby mortgaged and has good right, full power and lawful authority to sell, convey and mortgage the same in the manner and form aforesaid; that the same is free and clear of all liens, charges, and encumbrances whatsoever, including, as to the personal property and fixtures, conditional sales contracts, chattel mortgages, security agreements, financing statements, and anything of a similar nature; and that Borrower shall and will warrant and forever defend the title thereto unto the Lender, its successors and assigns, against the claims of all persons whomsoever.

10. The Borrower will pay or reimburse the Lender for all reasonable attorney's fees, costs and expenses incurred by the Lender in connection with the closing of this loan (whether or not collected at closing and including without limitation all title, recording, survey, and legal fees and expenses), in any proceeding involving the estate of a decedent or an insolvent, or in any action, proceeding or dispute of any kind in which the Lender is involved or is made a party, or appears as party plaintiff or defendant, affecting the Note, Mortgage, and other Loan Documents, Borrower or Mortgaged Property, including but not limited to the foreclosure of this Mortgage, any condemnation action involving the Mortgaged Property, or any action to protect the security hereof and in any situation where Lender employs an attorney to protect the Lender's rights hereunder, whether or not legal proceedings are commenced or involved; and any such amounts paid by the Lender shall be added to the indebtedness and secured by the lien of this Mortgage.

11. Borrower understands that any septic system or sewage treatment facility or sewer line on the property or to be constructed from the property to a public sewer line and all personal property and rights therein are conveyed to Lender hereunder as part of the Mortgaged Property, whether located on the property described in Exhibit A or adjacent to or connected with the same. Borrower covenants not to allow any tie-ons or connections to any such sewer facility or sewer line or to allow any person to use the sewer facility or sewer line or to make any modifications in the plans and specifications or construction contract for the construction of any such sewer facility or sewer line without the written consent of Lender, except as may be otherwise established by easements or other documents of record filed prior to the date of this Mortgage or which have otherwise been approved by the Lender. Borrower understands that such consent may be withheld and/or conditioned upon receipt of documentation and assurances acceptable to the Lender, and that the Lender will have the first right and lien as secured hereby to any moneys or revenues arising from any such tie-ons, connections, or use.

BOOK 140 PAGE 418

ARTICLE II

EVENTS OF DEFAULT

Borrower will be in default under this Mortgage if:

(a) Borrower breaches any of the covenants contained in this Mortgage in Article I, Paragraph 1.4 (sales and encumbrances) or Article IV, Paragraph 4.4 (insurance), which breach shall immediately thereupon, without notice or opportunity to cure, constitute an event of default hereunder; or

(b) Any material representation or warranty made by Borrower in the Loan Documents or any certificate or side letter delivered in connection with the Loan Documents proves to be untrue, misleading or is not fulfilled, which representation or warranty is not cured within ten (10) days after written notice thereof by Lender to Borrower; or

(c) Borrower fails to make any payment required by the Note, or the other Loan Documents, which failure continues for ten (10) days after written notice thereof by Lender to Borrower; provided, however, that any late charge, After-Maturity Interest (reserved under the Note) or other amounts due and payable as a result of such failure shall be due and payable as part of any cure of such failure; or

(d) Borrower breaches any other covenant in the Loan Documents or fails to observe or perform any other covenant, agreement, condition, term or provision of any of the Loan Documents or any certificate or side letter delivered in connection with the Loan Documents, which breach or failure continues for thirty (30) days after written notice thereof by Lender to Borrower; or

(e) Borrower terminates or suspends its business, or permits an attachment or judicial seizure of any substantial part of its assets; or

(f) Borrower, or any trustee of the Borrower, files a petition in bankruptcy or for an arrangement, reorganization or any other form of debtor-relief under any present or future law relating to bankruptcy or debtor-relief, or such a petition is filed against the Borrower, or against any maker or endorser of the Note having an interest in any of the Mortgaged Property or any trustee of the Borrower, and Borrower does not oppose that filing or the petition is not dismissed within 60 days after filing, or Borrower makes an assignment for the benefit of its creditors.

(g) Any other event occurs which, under the Note or under any other Loan Document, constitutes a default by the Borrower or gives the Lender the right to accelerate the maturity of any part of the indebtedness secured by this Mortgage.

BOOK 140 PAGE 419

ARTICLE III

REMEDIES

1. If the Borrower is in default, the Lender may, at its continuing option, and without notice to or demand upon the Borrower:

(a) Declare any or all indebtedness secured by this Mortgage to be due and payable immediately;

(b) Enter onto the Mortgaged Property, in person or by agent or by court-appointed receiver, and take any and all steps which may be desirable in the Lender's judgment to manage and operate the Mortgaged Property, and the Lender may apply any rents, royalties, income or profits collected against the indebtedness secured by this Mortgage without in any way curing or waiving any default to the Borrower;

(c) Bring a court action at law or in equity (1) to foreclose this Mortgage (2) or to enforce its provisions or any of the indebtedness or obligations secured by this Mortgage, either or both, concurrently or otherwise, and one action or suit shall not abate or be a bar to or waiver of Lenders right to institute or maintain the other, provided that Lender shall have only one payment and satisfaction of the indebtedness;

(d) Cause any or all of the Mortgaged Property to be sold under the power of sale granted by this Mortgage in any manner permitted by applicable law;

(e) Exercise any other right or remedy available under law or in equity;

(f) Sell the Mortgaged Property at public outcry to the highest bidder for cash in front of the Court House door in the county where said property is located, either in person or by auctioneer, after having first given notice of the time, place and terms of sale by publication once a week for three (3) successive weeks prior to said sale in some newspaper published in said county, and, upon payment of the purchase money, Lender or any person conducting the sale for Lender is authorized to execute to the purchaser at said sale a deed to the premises so purchased. Lender may bid at said sale and purchase said premises, or any part thereof, if the highest bidder therefor. At the foreclosure sale the Mortgaged Property may be offered for sale and sold as a whole without first offering it in any other manner or may be offered for sale and sold in any other manner Lender may elect in its sole discretion.

2. The proceeds of any sale under this Mortgage will be applied in the following manner:

FIRST: Payment of the costs and expenses of the sale, including but not limited to reasonable legal fees and disbursements, title charges and transfer

BOOK 140 PAGE 420

taxes, and payment of all expenses, liabilities and advances of the Lender, together with interest at the rate provided under the Note on all advances made by the Lender.

SECOND: Payment of all sums expended by the Lender under the terms of this Mortgage and not yet repaid, together with interest on such sums at the rate provided under the Note.

THIRD: Payment of the indebtedness and obligations of the Borrower secured by this Mortgage in any order that the Lender chooses.

FOURTH: The remainder, if any, to the person or persons appearing of record to be the owner of the premises.

3. Borrower waives all rights to direct the order or manner in which any of the Mortgaged Property will be sold in the event of any sale under this Mortgage, and also any right to have any of the Mortgaged Property marshalled upon any sale. Lender may in its discretion sell all the personal and real property together or in parts, in one or more sales, and in any sequence Lender selects.

4. All remedies contained in this Mortgage are cumulative, and the Lender also has all other remedies provided by law or in any other agreement between the Borrower and the Lender. No delay or failure by the Lender to exercise any right or remedy under this Mortgage will be construed to be a waiver of that right or remedy or of any default by the Borrower. The Lender may exercise any one or more of its rights and remedies at its option without regard to the adequacy of its security.

5. Borrower will pay all of the Lender's reasonable expenses incurred in any efforts to enforce any terms of this Mortgage, whether or not any lawsuit is filed, including but not limited to legal fees and disbursements, foreclosure costs and title charges.

BOOK 140 PAGE 421

ARTICLE IV

GENERAL PROVISIONS

4.1 Partial Invalidity. The invalidity or unenforceability of any one or more provisions of this Mortgage will in no way affect any other provision.

4.2 [Deleted]

4.3 Other Taxes, Utilities and Liens.

(a) The Borrower will pay promptly, when and as due, and will promptly exhibit to the Lender receipts for the payment of, all taxes, assessments, water rates, dues, charges, fines and impositions of every nature whatsoever

imposed, levied or assessed or to be imposed, levied or assessed upon or against the Mortgaged Property or any part thereof, or upon the interest of the Lender in the Mortgaged Property as well as all income taxes, assessments and other governmental charges lawfully levied and imposed by the United States of America or any state, county, municipality, borough or other taxing authority upon the Borrower or in respect of the Mortgaged Property or any part thereof, or any charge which, if unpaid, would become a lien or charge upon the Mortgaged Property prior to or equal to the lien of the Mortgage for any amounts secured hereby or would have priority or equality with the Mortgage in distribution of the proceeds of any foreclosure sale of the Mortgaged Property or any part thereof.

(b) The Borrower will promptly pay all charges by utility companies, whether public or private, for electricity, gas, water, sewer or other utilities.

(c) The Borrower shall promptly pay and will not suffer any mechanic's, laborer's, statutory or other lien which might or could be prior to or equal to the lien of the Mortgage to be created or to remain outstanding upon any of the Mortgaged Property.

BOOK 140 PAGE 422
4.4 Insurance. The Borrower will procure for, deliver to, and maintain for the benefit of, the Lender during the life of this Mortgage, (a) such insurance policies as are required under the Construction Loan Agreement, with respect to all Improvements with respect to which a certificate of substantial completion has not been issued by an architect acceptable to Lender; and (b) after issuance of said certificate of substantial completion as aforesaid, such insurance policies as the Lender shall require, but in no event less than the full replacement cost of the Improvements, and with no more than \$5,000 deductible from the loss payable for any casualty, insuring the Mortgaged Property against fire, extended coverage, flood, liability, vandalism and malicious mischief, tornado, war damage (if available), collapse, and such other insurable hazards, casualties and contingencies as the Lender may reasonably require. If the property is located in a flood hazard area, flood insurance in an amount acceptable to Lender shall also be provided by Borrower. The policies shall include without being limited to a "Replacement Cost Endorsement." The form of such policies and the companies issuing them shall be acceptable to the Lender. All policies shall contain a New York standard, non-contributory mortgagee endorsement making losses payable to the Lender. At least fifteen (15) days prior to the expiration date of all such policies, renewals thereof satisfactory to the Lender shall be delivered to the Lender. The Borrower shall deliver to the Lender receipts evidencing the payment of all such insurance policies and renewals. In the event of the foreclosure of this Mortgage or any other transfer of title to the Mortgaged Property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Borrower in and to all insurance policies then in force shall pass to the purchaser or grantee.

The Lender is hereby authorized and empowered, at its option, to adjust or compromise any loss under any insurance policies on the Mortgaged Property, and to collect and receive the proceeds from any such policy or policies. Each insurance company is hereby authorized and directed to make payment for all such losses, directly to the Lender, instead of to the Borrower and Lender jointly. (a) If less than 75% of the replacement value of the Improvements have been rendered untenable by casualty, then, after deducting from its said insurance proceeds any expenses incurred by it in the collection or handling of said fund, the Lender agrees to allow the proceeds to be used by the Borrower for repair or restoration if the following conditions are met:

(1) The Borrower must not have been in default of any term or provision of this Mortgage at the time of such loss, nor must there be any occurrence which with the passage of time or the giving of notice will be a default under the Loan Documents;

(2) Borrower must deliver to Lender a sum certain construction contract acceptable to Lender executed by a contractor acceptable to Lender, for the repair to which are attached plans and specifications for the repair prepared by an architect acceptable to Lender; the Lender must approve the said plans and specifications for said repair or restoration; and the Mortgaged Property, after the repairs are completed, will be in compliance with all applicable laws, ordinances, regulations and the like;

(3) There shall be sufficient funds upon deposit with Lender at all times to restore the premises as certified by either an architect or engineer approved by the Lender, comprised of (i) the net insurance proceeds, and (ii) additional deposits sufficient to restore the Mortgaged Property to its condition immediately prior to the loss or damage; and such funds shall be disbursed subject to and upon compliance with the standard construction loan procedures of the Lender as evidenced by the Construction Loan Agreement;

(4) Until substantial completion of the Improvements, the Borrower will provide adequate insurance covering the buildings under repair as required under the Construction Loan Agreement;

(5) The Lender shall have the option of applying against any principal amount then outstanding under the Note, at par, any surplus monies remaining after payment of all restoration and repair expenses, including the expenses incurred by Lender and Borrower in effecting the repair or restoration and the payment of the fund by the insurance carrier;

(6) Funds will be disbursed for such repair no more frequently than once per month;

(7) Prior to any disbursements, the Lender may require that its architect/engineer certify completion of the work in place in accordance with the approved plans and specifications; and

BOOK 140 PAGE 423

(8) All expenses incurred by the Lender pertaining to such repair or restoration shall be paid by the Borrower.

(b) If 75% or more of the replacement value of the Improvements have been rendered untenable by casualty, the Lender, after deducting from said insurance proceeds any expenses incurred by it in the collection or handling of said fund, may apply the net proceeds, at its option, either toward restoring the improvements or as a credit on any portion of the mortgage indebtedness selected by it, whether then matured or to mature in the future, or at the option of the Lender, such sums either wholly or in part may be paid over to the Borrower to be used to repair such buildings or to build new buildings in their place or for any other purpose or object satisfactory to the Lender without affecting the lien of the Mortgage for the full amount secured hereby before such payment took place. Lender shall not be held responsible for any failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure.

4.5 Condemnation. If all or substantially all of the Mortgaged Property shall be damaged or taken through condemnation (which term when used in this Mortgage shall include any damage or taking by any governmental authority, and any transfer by private sale in lieu thereof) either temporarily or permanently, so that the remaining portion of the Mortgaged Property is rendered unsuitable for its Intended Use (as that term is defined in the Construction Loan Agreement of even date herewith), the entire indebtedness secured hereby shall at the option of the Lender become immediately due and payable. The Lender shall be entitled to all compensation, awards and other payments or relief thereof and is hereby authorized, at its option, to commence, appear in and prosecute, in its own or the Borrower's name, any action or proceedings relating to any condemnation. All such compensation, awards, damages, claims, rights of action and proceeds and the right thereto are hereby assigned by the Borrower to the Lender, who, after deducting therefrom all its expenses, including reasonable attorney's fees, may release any monies so received by it without affecting the lien of this Mortgage or may apply the same in such manner as the Lender shall determine to the reduction of the sums secured hereby, and any balance of such moneys then remaining shall be paid to the Borrower. The Borrower agrees to execute such further assignments of any compensations, awards, damages, claims, rights of action and proceeds as the Lender may require.

4.6 Care of the Property.

(a) The Borrower will preserve and maintain the Mortgaged Property in good condition and repair, and will not commit or suffer any waste and will not do or suffer to be done anything which will increase the risk of fire or other hazard to the Mortgaged Property or any part thereof.

(b) Except as otherwise provided herein, no buildings, fixtures, personal property, or other part of the Mortgaged Property shall be removed, demolished or substantially altered without the prior written consent of the Lender. The Borrower may sell or otherwise dispose of, free from the lien of this Mortgage, furniture, furnishings, equipment, tools, appliances, machinery, fixtures or appurte-

BOOK 140 PAGE 424

nances, subject to the lien hereof, which may become worn out, undesirable, obsolete, disused or unnecessary for use in the operation of the Mortgaged Property, upon replacing the same by, or substituting for the same, other furniture, furnishings, equipment, tools, appliances, machinery, fixtures, or appurtenances not necessarily of the same character, but of at least equal value to the Borrower and costing not less than the amount realized from the property sold or otherwise disposed of, which shall forthwith become, without further action, subject to the lien of this Mortgage.

(c) If the Mortgaged Property or any part thereof is damaged by fire or any other cause, the Borrower will give immediate written notice of the same to the Lender.

(d) The Lender is hereby authorized to enter upon and inspect the Mortgaged Property at any time during normal business hours.

(e) The Borrower will promptly comply with all present and future laws, ordinances, rules and regulations of any governmental authority affecting the Mortgaged Property or any part thereof.

BOOK 140 PAGE 425
(f) If all or any part of the Mortgaged Property shall be damaged by fire or other casualty, the Borrower will promptly restore the Mortgaged Property to the equivalent of its original condition, regardless of whether insurance proceeds exist, are made available, or are sufficient; provided, however, that if all the insurance proceeds are applied against the debt secured hereby, the Borrower shall be obligated only to clear away all debris and return the site to a reasonably sound appearance. If a part of the Mortgaged Property shall be physically damaged through condemnation, the Borrower will promptly restore, repair or alter the remaining property in a manner satisfactory to the Lender.

4.7 Performance by Lender of Defaults by Borrower. If the Borrower shall default in the payment of any tax, lien, assessment or charge levied or assessed against the premises; in the payment of any utility charge, whether public or private; in the payment of insurance premiums; in the procurement of insurance coverage and the delivery of the insurance policies required hereunder; or in the performance or observance of any other covenant, condition or term of this Mortgage or under any prior lien or junior lien or in any lease, then the Lender, at its option, may perform or observe the same, and all payments made for costs paid or incurred by the Lender in connection therewith, shall be secured hereby and shall be, without demand, immediately repaid by the Borrower to the Lender with interest thereon at the after-maturity rate set forth in the note. The Lender shall be the sole judge of the legality, validity and priority of any such tax, lien, assessment, charge, claim and premium; of the necessity for any such actions and of the amount necessary to be paid in satisfaction thereof. The Lender is hereby empowered to enter and to authorize others to enter upon the premises or any part thereof for the purpose of performing or observing any such defaulted covenant, condition or term, without thereby becoming liable to the Borrower or any person in possession holding under the Borrower.

4.8 Estoppel Affidavits. The Borrower within ten (10) days after written request from the Lender shall furnish a written statement, duly acknowledged, setting forth the unpaid principal of, and interest on, the Note and whether or not any offsets or defenses exist against such principal and interest, specifying the nature of the same.

4.9 Receiver.

(a) If an Event of Default shall have occurred and be continuing, the Lender, upon application to a court of competent jurisdiction, shall be entitled, without notice and without regard to the adequacy of any security for the indebtedness hereby secured or the solvency of any party bound for its payment, to the appointment of a receiver to take possession of and to operate the Mortgaged Property and to collect the rents, profits, issues, and revenues thereof.

(b) The Borrower will pay to the Lender upon demand all expenses, including receiver's fees, attorney's fees, costs and agent's compensation, incurred pursuant to the provisions contained in this paragraph and all such expenses shall be secured by this Mortgage.

4.10 Lender's Option on Foreclosure. At the option of the Lender, this Mortgage may be foreclosed as provided by law or in equity, in which event a reasonable attorney's fee shall, among other costs and expenses, be allowed and paid out of the proceeds of the sale. In the event Lender exercises its option to foreclose the Mortgage in equity, Lender may, at its option, foreclose this Mortgage subject to the rights of any tenants of the Mortgaged Property, and the failure to make any such tenants parties defendants to any such foreclosure proceeding and to foreclose their rights will not be, nor be asserted to be by the Borrower, a defense to any proceedings instituted by the Lender to collect the sums secured hereby, or any deficiency remaining unpaid after the foreclosure sale of the Mortgaged Property.

4.11 Waiver of Exemption. Borrower waives all rights of exemption pertaining to real or personal property as to any indebtedness secured by or that may be secured by this Mortgage, and Borrower waives the benefit of any statute regulating the obtaining of a deficiency judgment or requiring that the value of the premises be set off against any part of the indebtedness secured hereby.

4.12 Delay or Omission No Waiver. No delay or omission of the Lender or of any holder of the Note to exercise any right, power or remedy accruing upon any default shall exhaust or impair any such right, power or remedy or shall be construed to be a waiver of any such default, or acquiescence therein; and every right, power and remedy given by this Mortgage to the Lender may be exercised from time to time and as often as may be deemed expedient by the Lender.

4.13 No waiver of One Default to Affect Another, etc. No waiver of any default hereunder shall extend to or shall affect any subsequent or any other then existing default or shall impair any rights, powers or remedies consequent thereon.

BOOK 140 PAGE 426

BOOK 140 PAGE 427

If the Lender (a) grants forbearance or an extension of time for the payment of any sums secured hereby; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted herein or in the Note; (d) releases any part of the Mortgaged Property from the lien of this Mortgage or otherwise changes any of the terms of the Note or this Mortgage; (e) consents to the filing of any map, plat or replat thereof; (f) consents to the granting of any easement thereon; (g) makes or consents to any agreement subordinating the lien or change hereof; or (h) enters into any agreement with the Borrower or any partner or stockholder thereof or any one or more of them changing any term of the Note or documents relating to the Loan or releasing any partner or stockholder of Borrower or any security or respecting any matter whatsoever, any such act or omission shall not release, discharge, modify, change, or affect the original liability under the Note, this Mortgage or otherwise of the Borrower or any subsequent purchaser of the Mortgaged Property or any part thereof, or any maker, co-signer, endorser, surety or guarantor; nor shall any such act or omission preclude the Lender from exercising any right, power or privilege herein granted or intended to be granted in the event of any other default then made or of any subsequent default, nor, except as otherwise expressly provided in an instrument or instruments executed by the Lender shall the lien of this Mortgage be altered thereby. In the event of the sale or transfer by operation of law or otherwise of all or any part of the Mortgaged Property, the Lender, without notice to any person or corporation is hereby authorized and empowered to deal with any such vendee or transferee with reference to the Mortgaged Property or the indebtedness secured hereby, or with reference to any of the terms or conditions hereof, as fully and to the same extent as it might deal with the original parties hereto and without in any way releasing or discharging any of the liabilities or undertakings hereunder.

4.14 Discontinuance of Proceedings - Position of Parties, Restored. In case the Lender shall have proceeded to enforce any right or remedy under this Mortgage by foreclosure, entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Lender, then and in every such case the Borrower and the Lender shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of the Lender shall continue as if no such proceeding has been taken.

4.15 Remedies Cumulative. No right, power, or remedy conferred upon or reserved to the Lender by this Mortgage is intended to be exclusive of any right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or now or hereafter existing at law or in equity or by statute.

4.16 Notices. All notices given under this Mortgage and the other Loan Documents (unless otherwise expressly provided therein) must be in writing and will be effectively served upon personal delivery, or by overnight courier service with guaranteed next day delivery or by mailing in certified United States Mail, postage prepaid, sent to the Lender at Lender's Notice Address and sent to the Borrower at Borrower's Notice Address, or to such other address as either Borrower or Lender shall have designated by written notice to the other sent in accordance herewith. Such notices shall be deemed given in the case of personal delivery, when received;

in case of delivery by courier service with guaranteed next day delivery, said notice shall be deemed given on the next day or the day designated for delivery, and in case of delivery by certified United States Mail, said notice shall be deemed given two (2) business days after deposit therein. No notice to or demand on Borrower in any case shall of itself entitle Borrower to any other or further notice or demand in similar or other circumstances.

4.17 Entries.

(a) The Lender and its respective agents and representatives, will have the right at any reasonable time to enter the Property and inspect all parts thereof. The Lender will also have the right to examine, copy and audit the books, records, accounting data and other documents of the Borrower relating to the Mortgaged Property.

(b) The Lender is under no duty to supervise or inspect the Mortgaged Property, or operation of the Mortgaged Property, or examine any books and records. Any inspection or examination by the Lender is for the sole purpose of protecting the Lender's security and preserving the Lender's rights under this Agreement. No default of the Borrower will be waived by any inspection by the Lender.

4.18 Status and Authority. If Borrower has executed this instrument as a corporation or partnership:

(a) The Borrower warrants that (i) it is duly organized and validly existing under the State of its organization, and is in good standing under the laws of the State of Alabama, (ii) it is duly qualified to do business in the State of Alabama, (iii) it has the power, authority and legal right to carry on the business now being conducted by it and to engage in the transactions contemplated by the Loan Documents and (iv) the execution and delivery of the Loan Documents and the performance and observance of the provisions thereof have been duly authorized by all necessary actions of the corporation or partnerships, as applicable.

(b) The Borrower agrees that so long as any of its obligations hereunder, or under the Loan Documents remain unsatisfied, it will not make any changes in its structure or in the beneficial ownership of Borrower or dissolve or liquidate (in whole or in part) its existence, that it will maintain its existence, will not dissolve or otherwise dispose of all or substantially all of its assets and will not consolidate with or merge into another corporation or partnership, without the prior express written consent of the Lender; except as permitted under Paragraph 4 of Article I.

(c) The Borrower agrees that it will keep proper books and records of account in accordance with generally accepted accounting principles and will furnish to the Lender such information respecting the business, affairs, operations and financial condition on a consolidated basis of the Borrower as may be reasonably requested.

BOOK 140 PAGE 428

4.19 Miscellaneous/Actions By Lender. The term "Borrower" includes both the original Borrower and any subsequent owner or owners of any of the Mortgaged Property, and the term "Lender" includes the original Lender, and also any future owner or holder, including pledgees, assignees and participants, of the Note or any interest therein. Whenever the context requires, the singular includes the plural and vice versa and each gender includes each other gender. The headings of the articles of this Mortgage are for convenience only and do not limit its provisions.

4.20 Successors. The terms of this Mortgage will bind and benefit the heirs, legal representatives, successors and assigns of the Borrower and the Lender. If the Borrower consists of more than one person or entity, each will be jointly and severally liable to perform the obligations of the Borrower.

4.21 Survival of Lien. Notwithstanding any other provision of this Mortgage or the other Loan Documents to the contrary, this Mortgage and all representations and covenants of Borrower herein contained and the lien of this Mortgage and the Assignment of Rents and Leases executed herewith, shall survive the maturity of and the repayment in full of all amounts due under the Note, and the lien of this Mortgage and all other Loan Documents shall continue in full force and effect and Borrower shall not have the right to the release of the Mortgaged Property from the encumbrance of either thereon or release of any other security for the Loan until all Borrower's obligations under the Note and other Loan Documents have been paid and performed in full;

4.22 Cross-Default/Cross-Collateralization. (a) As used in this paragraph, the following terms shall have the following meanings:

"Prior Loan Documents" shall refer to the following documents held by Lender dated December 30, 1986:

- BOOK 140 PAGE 429
- (i) Promissory Note executed by Colonial Properties, Inc. in the amount of \$8,800,000.00 ("Prior Note");
 - (ii) Mortgage and Security Agreement executed by Colonial Properties, Inc. covering property situated in Montgomery County, Alabama, recorded in Real 848, page 324, in the Probate Office of Montgomery County, Alabama ("Prior Mortgage");
 - (iii) Loan, Security and Guaranty Agreement between AmSouth Bank N.A., Colonial Properties, Inc., Thomas H. Lowder, Robert E. Lowder, and James K. Lowder, and Colonial Properties Management Association; and
 - (iv) any and all other instruments related to or securing the Prior Note.

"Loan Documents" shall refer to the term "Loan Documents" as described on the first page of this Mortgage.

"Combined Loan Documents" shall refer to the following:

- (i) the Loan Documents and
 - (ii) the Prior Loan Documents.
- (b) Borrower agrees that any default by Borrower under any one or more of the Combined Loan Documents shall, at the option of the Lender, constitute a default under any one or more of the remaining Combined Loan Documents.

(c) Borrower further agrees that the Note and Prior Note which are comprised within the definition of Combined Loan Documents shall each secure the obligations and indebtedness of Borrower under the other; that wherever the term "indebtedness", "debt", "obligation" or "Secured Debt", appears in any one or more of the Combined Loan Documents, the same shall also refer to and include all of the indebtedness, debt, and obligations set forth in and secured by all of the other documents comprising the Combined Loan Documents; and that wherever the term "Loan Documents" appears in any of the Combined Loan Documents, the same shall also refer to and include the remaining Combined Loan Documents.

The intention of the parties is that all of the Combined Loan Documents shall constitute but one single loan, and all of the Combined Loan Documents shall be cross-defaulted and cross-collateralized in all respects.

BOOK 140 PAGE 430
In the event of default under any one or more of the Combined Loan Documents, Lender may exercise any one or more of its rights or remedies under any one or more of the remaining Combined Loan Documents, simultaneously or successively, and in any order that the Lender may elect, including but not limiting foreclosure. Borrower hereby authorizes the Lender to offer any of the collateral secured by any of the Combined Loan Documents for sale and sold en masse, at the option of Lender, rather than parcel by parcel.

4.23 Piecemeal Foreclosure. (a) Except as set forth in subparagraph (d) below, Borrower further forever releases, quitclaims, acquits and discharges Lender from any liability or claims of any nature resulting from the offering by Lender of any of the collateral covered by any of the Loan Documents en masse at any foreclosure sale, and the purchase at any such foreclosure sale by any party of any of the collateral covered by any of the Loan Documents en masse rather than by separate parcels(s); and if any of the collateral covered by any of the Loan Documents is purchased at any foreclosure sale en masse, Borrower further waives any right to redeem any of the collateral covered by any of the Loan Documents or any part thereof on a parcel by parcel basis rather than en masse. The foregoing waivers and releases shall be binding on Borrower and the successors, representatives, lienors, creditors, and assigns of Borrower.

(b) Borrower represents to Lender that Borrower has negotiated at arms length with Lender, with equal bargaining power and has been advised by experienced legal counsel of its choosing. Borrower further represents that

alternative forms of structuring the subject transaction, as well as alternative sources of financing, were available to Borrower and Borrower chose to proceed in the manner described hereinabove and to borrow all proceeds from Lender.

(c) Borrower waives all rights to direct the order or manner in which any of the collateral covered by any of the Loan Documents will be sold in the event of any sale under any of the Loan Documents, and also any right to have any of the collateral covered by any of the Loan Documents marshaled upon any sale. Lender may in its discretion sell all of the personal and real property together or in parts, in one or more sales, and in any sequence Lender selects.

(d) The provisions of this Paragraph 4.23 shall be applicable to (i) the collateral secured by the Loan Documents (exclusive of the collateral secured by the Prior Loan Documents described in Paragraph 4.22) and (ii) the collateral secured by the Prior Loan Documents (exclusive of the collateral secured by the Loan Documents); but the provisions of this Paragraph 4.23 shall not permit (nor be construed to permit) an en masse sale of the collateral secured by the Prior Loan Documents and by the Loan Documents.

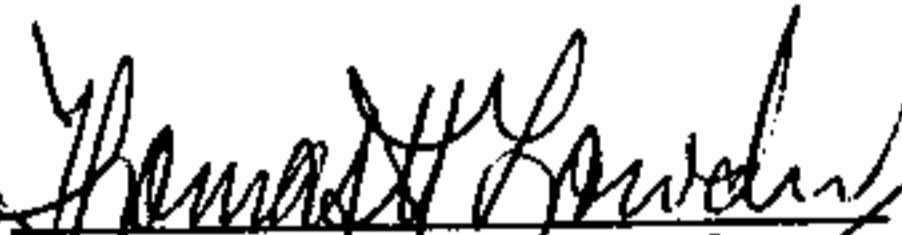
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 8th day of July, 1987.

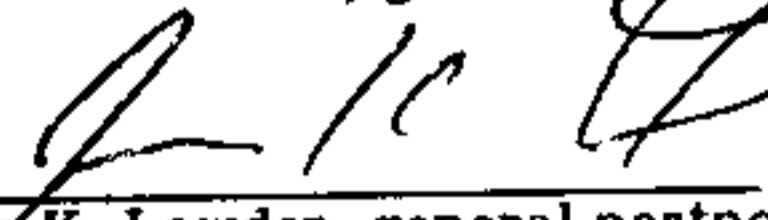
"BORROWER:"

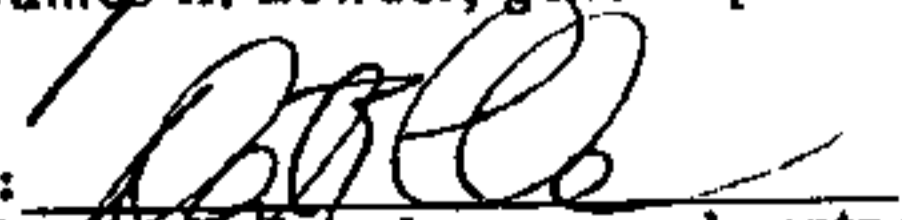
EQUITY PARTNERS JOINT VENTURE, a joint venture organized and existing under the Alabama Partnership Act

By its general partners:

- (1) **COLONIAL PROPERTIES MANAGEMENT ASSOCIATION, an Alabama general partnership**

By:  [SEAL]
Thomas H. Lowder, general partner

By:  [SEAL]
James K. Lowder, general partner

By:  [SEAL]
Robert E. Lowder, general partner

Post Office Box 43468
Birmingham, Alabama 35243

BOOK 140 PAGE 431

ATTEST:

[Signature]
Notary Public

(2) COLONIAL PROPERTIES, INC., an
Alabama corporation

By: *[Signature]* [SEAL]

Name: Thomas H. Lowder

Its: President

Post Office Box 43468
Birmingham, Alabama 35243

STATE OF ALABAMA)

Jefferson COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that Thomas H. Lowder, whose name as general partner of Colonial Properties Management Association, a general partnership, General Partner of Equity Partners Joint Venture, a joint venture organized and existing under the Alabama Partnership Act, 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 general partner, and with full authority, executed the same voluntarily for and as the act of said general partnership, acting in his capacity as general partner of Colonial Properties Management Association, General Partner of said joint venture.

Given under my hand and official seal this 8th day of July, 1987.

BOOK 140 PAGE 432

[Signature]
Notary Public

My Commission Expires: 12-5-88

STATE OF ALABAMA)

Montgomery COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that James K. Lowder, whose name as general partner of Colonial Properties Management Association, a general partnership, General Partner of Equity Partners Joint Venture, a joint venture organized and existing under the Alabama Partnership Act, 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 general partner, and with full authority, executed the same voluntarily for and as the act of said general partnership, acting in his capacity as general partner of Colonial Properties Management Association, General Partner of said joint venture.

Given under my hand and official seal this 9 day of July, 1987.

Elizabeth W. Edwards
Notary Public

My Commission Expires: 12-20-89

BOOK 140 PAGE 433

STATE OF ALABAMA)

Montgomery COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that Robert E. Lowder, whose name as general partner of Colonial Properties Management Association, a general partnership, General Partner of Equity Partners Joint Venture, a joint venture organized and existing under the Alabama Partnership Act, 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 general partner, and with full authority, executed the same voluntarily for and as the act of said general partnership, acting in his capacity as general partner of Colonial Properties Management Association, General Partner of said joint venture.

Given under my hand and official seal this 9 day of July, 1987.

Elizabeth W. Edwards
Notary Public

My Commission Expires: 12-20-89

STATE OF ALABAMA)

Jefferson COUNTY)

I, a Notary Public in and for said County in said State, hereby certify that Thomas H. Lowder, whose name as President of Colonial Properties, Inc., an Alabama corporation, General Partner of Equity Partners Joint Venture, a joint venture organized and existing under the Alabama Partnership Act, 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, acting in its capacity as General Partner of said joint venture.

Given under my hand and official seal this 8th day of July, 1987.

Diane Henninger
Notary Public

My Commission Expires: 12-5-88

BOOK 140 PAGE 434

EXHIBIT A

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

BOOK 140 PAGE 435
Begin at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and from the East line of said $\frac{1}{4}$ section turn an angle to the left of 68 degrees, 16' 22" and run in a Northwesterly direction a distance of 104.15 feet to a point; thence turn an interior angle of 203 degrees, 16' 04" and run to the left in a Westerly direction a distance of 60.00 feet to a point; thence turn an interior angle of 90 degrees, 00' 00" and run to the right in a Northerly direction a distance of 140.00 feet to a point; thence turn an interior angle of 253 degrees, 37' 30" and run to the left in a Northwesterly direction a distance of 343.73 feet to a point; thence turn an interior angle of 103 degrees, 30' 15" and run to the right in a Northerly direction a distance of 230.00 feet to a point; thence turn an interior angle of 226 degrees, 21' 56" and run to the left in a Northwesterly direction a distance of 251.21 feet to a point; thence turn an interior angle of 94 degrees, 29' 04" and run to the right in a Northeasterly direction a distance of 142.56 feet to a point; thence turn an interior angle of 186 degrees, 55' 00" and run to the left in a Northeasterly direction a distance of 230.34 feet to a point; thence turn an interior angle of 198 degrees, 31' 00" and run to the right in a Northeasterly direction a distance of 132.54 feet to a point; thence turn an interior angle of 223 degrees, 56' 00" and run to the left in a Northwesterly direction a distance of 94.44 feet to a point; thence turn an interior angle of 231 degrees, 03' 00" and run to the left in a Northwesterly direction a distance of 65.07 feet to a point; thence turn an interior angle of 185 degrees, 11' 00" and run to the left in a Westerly direction a distance of 77.06 feet to a point; thence turn an interior angle of 162 degrees, 35' 00" and run to the right in a Northwesterly direction a distance of 107.00 feet to a point; thence turn an interior angle of 70 degrees, 49' 13" and run to the right in a Northeasterly direction a distance of 164.21 feet to a point; thence turn an interior angle of 101 degrees, 45' 33" and run to the right in a Southeasterly direction a distance of 676.55 feet to a point on the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36; thence turn an interior angle of 119 degrees, 43' 03" and run to the right in a Southerly direction along the East line of said $\frac{1}{4}$ section a distance of 1029.58 feet to the point of beginning;

Continued on next page

EXHIBIT A

28' ACCESS AND SANITARY SEWER EASEMENT (Centerline Description)

BOOK 140 PAGE 436

An easement fourteen (14) feet on either side of the following-described Centerline:
Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and from the East line of said $\frac{1}{4}$ section turn an angle of 68 degrees, 16' 22" to the left and run in a Northwesterly direction a distance of 86.55 feet to the Point of Ending No. 1 which is further described hereinafter in this description; thence continue in a Northwesterly direction along the projection of the last described course a distance of 17.60 feet to a point; thence turn a deflection angle of 23 degrees, 16' 04" to the left and run in a Westerly direction a distance of 60.00 feet to a point; thence turn a deflection angle of 90 degrees, 00' 00" to the right and run in a Northerly direction a distance of 35.00 feet to the Point of Ending No. 3, which is described further hereinafter in this description; thence continue in a Northerly direction along the projection of the last described course a distance of 105.00 feet to a point; thence turn a deflection angle of 73 degrees, 37' 30" to the left and run in a Northwesterly direction a distance of 27.93 feet to the Point of Ending No. 4, which is further described hereinafter in this description; thence continue in a Northwesterly direction along the projection of the last described course a distance of 157.24 feet to the Point of Ending No. 2, which is further described hereinafter in this description; thence continue in a Northwesterly direction along the projection of the last described course a distance of 158.56 feet to a point; thence turn a deflection angle of 76 degrees, 29' 45" to the right and run in a Northerly direction a distance of 172.31 feet to a POC, said point being the Point of Beginning No. 1 and the centerline of a 28 foot wide access and sanitary sewer easement; thence turn a deflection angle of 101 degrees, 37' 25" (angle measured to tangent) to the right and run in a Southeasterly direction along the arc of a curve to the right having a central angle of 49 degrees, 37' 16" and a radius of 100.00 feet a distance of 86.60 feet to the PT of said curve; thence continue in a Southeasterly direction along the projection of the tangent to the last described curve a distance of 56.33 feet to the PC of a curve; thence continue in a Southeasterly direction along the arc of a curve to the left having a central angle of 30 degrees, 43' 56" and a radius of 200.00 feet a distance of 107.28 feet to the Point of Beginning No. 2, as used hereinafter in this description; thence continue in a Southeasterly direction along the arc of a curve to the left having a central angle of 10 degrees, 28' 06" and a radius of 200.00 feet a distance of 36.54 feet to a PCC; thence continue in a Southeasterly to Easterly direction along the arc of a curve to the left having a central angle of 17 degrees, 25' 49" and a radius of 353.17 feet a distance of 107.44 feet to the Point of Beginning No. 4, as used hereinafter in this description; thence continue in an Easterly direction along the arc of a curve to the left having a central angle of 4 degrees, 58' 38" and a radius of 353.17 feet a distance of 30.68 feet to the PT of said curve; thence continue in an Easterly direction along the projection of the tangent to the last described curve a distance of 78.34 feet to a point;

(continued on next page)

EXHIBIT A

thence turn a deflection angle of 85 degrees, 47' 16" to the right and run in a Southerly direction a distance of 106.43 feet to the P.C. of a curve; thence continue in a Southerly direction along the arc of a curve to the right having a central angle of 12 degrees, 38' 20" and a radius of 175.00 feet a distance of 38.60 feet to the POC, said point being the Point of Beginning No. 3, as used hereinafter in this description; thence continue in a Southerly to Southwesterly direction along the arc of a curve to the right having a central angle of 14 degrees, 20' 02" and a radius of 175.00 feet a distance of 43.78 feet to the Point of Ending No. 1 as previously described herein.

28' ACCESS AND SANITARY SEWER EASEMENT (Centerline Description) An easement fourteen (14) feet on either side of the following-described Centerline: Being at the Point of Beginning No. 2 as described hereinabove, said point being the centerline of a 28 foot wide access and sanitary sewer easement, and from the tangent to the last previously described curve at the point of beginning, turn a deflection angle of 90 degrees, 00' 00" to the right and run in a Southwesterly direction along the arc of a curve to the left having a central angle of 15 degrees, 35' 44" and a radius of 135.89 feet a distance of 36.99 feet to the Point of Ending No. 2 as previously described herein.

28' ACCESS EASEMENT (Centerline Description) An easement fourteen (14) feet on either side of the following-described Centerline: Begin at the Point of Beginning No. 3, as previously described herein, said point being the centerline of a 28 foot wide access easement, and from the tangent of the last previously described curve at the point of beginning, turn a deflection angle of 81 degrees, 03' 57" to the right and run in a Westerly direction a distance of 88.28 feet to the Point of Ending No. 3 as previously described herein.

10' SANITARY SEWER EASEMENT (Centerline Description) An easement five (5) feet on either side of the following-described Centerline: Begin at the Point of Beginning No. 4 as previously described herein, said point being the centerline of a 10 foot wide sanitary sewer easement, and from the tangent of the last previously described curve at the point of beginning, turn a deflection angle of 86 degrees, 10' 41" to the right and run in a Southerly direction a distance of 34.13 feet to the Point of Ending No. 4 as previously described herein.

BOOK 140 PAGE 437

EXHIBIT A

TOGETHER WITH all those certain easements benefiting the parcel of land described in Page 1 of this Exhibit A, by instruments heretofore or hereafter recorded, executed by and among Heatherbrooke Investors, Ltd., Colonial Properties, Inc., First Alabama Bank, as Trustee, and AmSouth Bank N.A., and/or by any one or more of the foregoing parties, and including but not being limited to all those instruments entitled "Sanitary Sewer Easement", "General Utilities Easement", and "Easement for Ingress and Egress", the intention of the parties being to convey hereunder all of the Borrower's right title and interest in and to all said easements.

BOOK 140 PAGE 438

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

1987 JUL 14 PM 3:22

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$	_____
2. Mtg. Tax		<u>6,090⁰⁰</u>
3. Recording Fee		<u>70⁰⁰</u>
4. Indexing Fee		<u>1⁰⁰</u>
TOTAL		<u>6,161⁰⁰</u>