

This Instrument Prepared By
Randolph H. Lanier
Balch & Bingham
P. O. Box 306
Birmingham, Alabama 35201

Send Tax Notice To:

P.O. Box 10006
BIRMINGHAM, ALABAMA
35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

630

DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Thirteen Thousand One Hundred Eighty and 36/100 Dollars (\$513,180.36), in hand paid by RIVERCHASE MEDICAL DEVELOPERS, an Alabama general partnership (hereinafter referred to as "Grantee"), to the undersigned, SOUTHLAKE PROPERTIES, an Alabama general partnership (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by this presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Begin at the northwest corner of the northeast one-quarter of the northwest one-quarter of Section 29, Township 19 South, Range 2 West; thence run south 89 degrees 52 minutes 29 seconds east along the north line of said quarter-quarter for a distance of 451.52 feet; thence run north 34 degrees 47 minutes 38 seconds west for a distance of 172.81 feet; thence run north 43 degrees 04 minutes 24 seconds east for a distance of 193.79 feet; thence turn an angle to the left of 90 degrees 46 minutes 47 seconds to the tangent of the following described course, said course being situated on a curve to the left, having a central angle of 37 degrees 16 minutes 17 seconds and a radius of 465.00 feet; thence run along the arc of said curve in a northwesterly direction for a distance of 302.49 feet to the end of said curve; thence run north 84 degrees 58 minutes 41 seconds west for a distance of 170.00 feet to the point of commencement of a curve to the right, said curve having a central angle of 5 degrees 10 minutes 32 seconds and a radius of 585.00 feet; thence run along the arc of said curve in a northeasterly direction for a distance of 52.84 feet; thence run south 1 degree 10 minutes 14 seconds east for a distance of 423.70 feet to the point of beginning.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1987.
2. Mineral and mining rights not owned by Grantor, including but not limited to rights conveyed in Deed Book 4, Page 542 and Deed Book 127, Page 140 in the Judge of Probate Office of Shelby County, Alabama.
3. Easements, rights-of-way and restrictions of record.
4. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants of SouthLake (Business), recorded in Book 153, beginning at Page 375 in the office of the Judge of Probate Office of Shelby County, Alabama.
5. Said property conveyed by this instrument is hereby restricted to use as a professional office building, surgery outpatient center and other medically-related facilities (with a density not to exceed 12,000 square feet per acre) unless a change in use is authorized pursuant to the SouthLake Business Covenants, as described in Paragraph 4 above, said restriction to be effective for the same period of time as the SouthLake Business Covenants.
6. Utility easements as shown on survey of Coulter, Gay, Salmon & Martin dated 9-17-87 (Rev. 10-6-87) a copy of said survey being attached hereto as Exhibit "A".

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

Berkowitz Leikowitz
1100 - Financial Center
B'ham, Ala. 35202

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IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed effective on this the 25th day of September 1987.

SOUTHLAKE PROPERTIES, an
Alabama general partnership

By: RIME DEVELOPERS, INC., its
general partner

~~Attest:~~ WITNESS:

By: Larry Robinson
IC Secretary

By: Harold W. Ripps
Its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Sandra Mace, a Notary Public in and for said County in said State, hereby certify that Harold W. Ripps, whose name as President of RIME DEVELOPERS, INC., a corporation, as General Partner of SouthLake Properties, Inc., an Alabama general partnership, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as general partner of said partnership.

Given under my hand this the 25th day of September, 1987.

Sandra Mace
Notary Public

NOTARIAL SEAL

My commission expires: 11/4/90

EASEMENT #1

DESCRIPTION:

Commence at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama; thence run south along the west said Quarter-Quarter line for a distance of 164.00 feet to the point of beginning of a 20 foot easement being 10 feet on either side of the following described centerline; thence from the last described course turn an angle to the left of 77 degrees 01 minute 19 seconds and run in a southeasterly direction for a distance of 125.88 feet; thence turn an angle to the left of 58 degrees 04 minutes 15 seconds and run in a northeasterly direction for a distance of 183.00 feet to point "A"; thence continue along last described course for a distance of 78.65 feet to a point on the north line of the Northeast Quarter of the Northwest Quarter of said Quarter-Quarter Section, said point being the end of said easement.

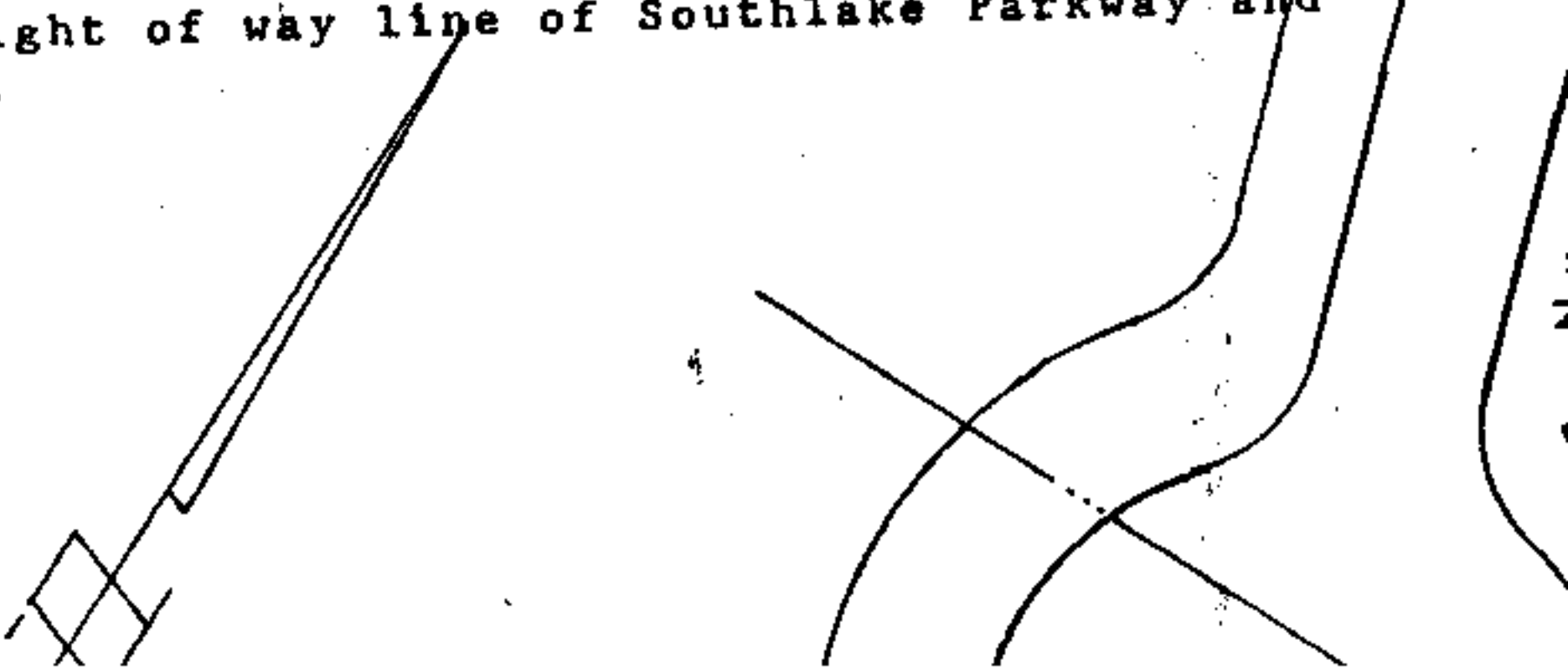
Also, a 20 foot easement being 10 feet on either side of the following described centerline; begin at point "A" described above and turn an angle to the left from the previously described course of 45 degrees 00 minutes and run in a northeasterly direction for a distance of 56.96 feet to a point on the north line of the Northeast Quarter of the Northwest Quarter of said Section, said point being the end of said easement.

EASEMENT #2

DESCRIPTION:

Commence at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama; thence run south along the west said Quarter-Quarter line for a distance of 164.00 feet; thence turn an angle to the left of 77 degrees 01 minute 19 seconds and run in a southeasterly direction for a distance of 125.88 feet; thence turn an angle to the left of 58 degrees 04 minutes 15 seconds and run in a northeasterly direction for a distance of 183.00 feet to point "A"; thence continue along the last described course for a distance of 78.65 feet to a point on the north line of the said Quarter-Quarter Section and the point of beginning of a 20 foot easement being 10 feet on either side of the following described centerline; thence continue along the last described course for a distance of 120.53 feet to the east property line of Parcel "E" of Southlake Commercial Subdivision.

Also; Commence at point "A" as described above and turn an angle to the left of 45 degrees 00 minutes from the previously described course; thence run in a northeasterly direction for a distance of 56.96 feet to a point on the north line of the said Quarter-Quarter Section, said point being the point of beginning of a 20 foot easement being 10 feet on either side of the following described centerline; thence continue along the last described course for a distance of 228.04 feet; thence turn an angle to the right of 76 degrees 17 minutes 34 seconds and run in a northeasterly direction for a distance of 239 feet more or less to a point on the west right of way line of Southlake Parkway and the end of said easement.



$\Delta = 60^{\circ}00'00''$
 $\angle C = 275^{\circ}00'00''$
 $\angle H = 287^{\circ}00'00''$
 $T = 158.77'$

APCO Box
 N - $41^{\circ}01'19''$ E
 113.28'

$\Delta = 70^{\circ}53'21''$
 $\angle C = 25^{\circ}00'21''$
 $\angle H = 30^{\circ}53'21''$
 $T = 29.00'$

$\Delta = 11^{\circ}42'49''$
 $\angle C = 58^{\circ}00'00''$
 $\angle H = 119^{\circ}39'00''$
 $T = 60.01'$

$\Delta = 5^{\circ}10'32''$ To TAN.
 $\angle C = 58^{\circ}00'00''$
 $\angle H = 52^{\circ}00'00''$
 $T = 26.44'$

PARCEL "D"
 111,611 SQ. FT.
 2.5622 ACRES

$33^{\circ}10'37.59''$
 $42^{\circ}10'59''$

$1^{\circ}10'14''$ E
 370.14'

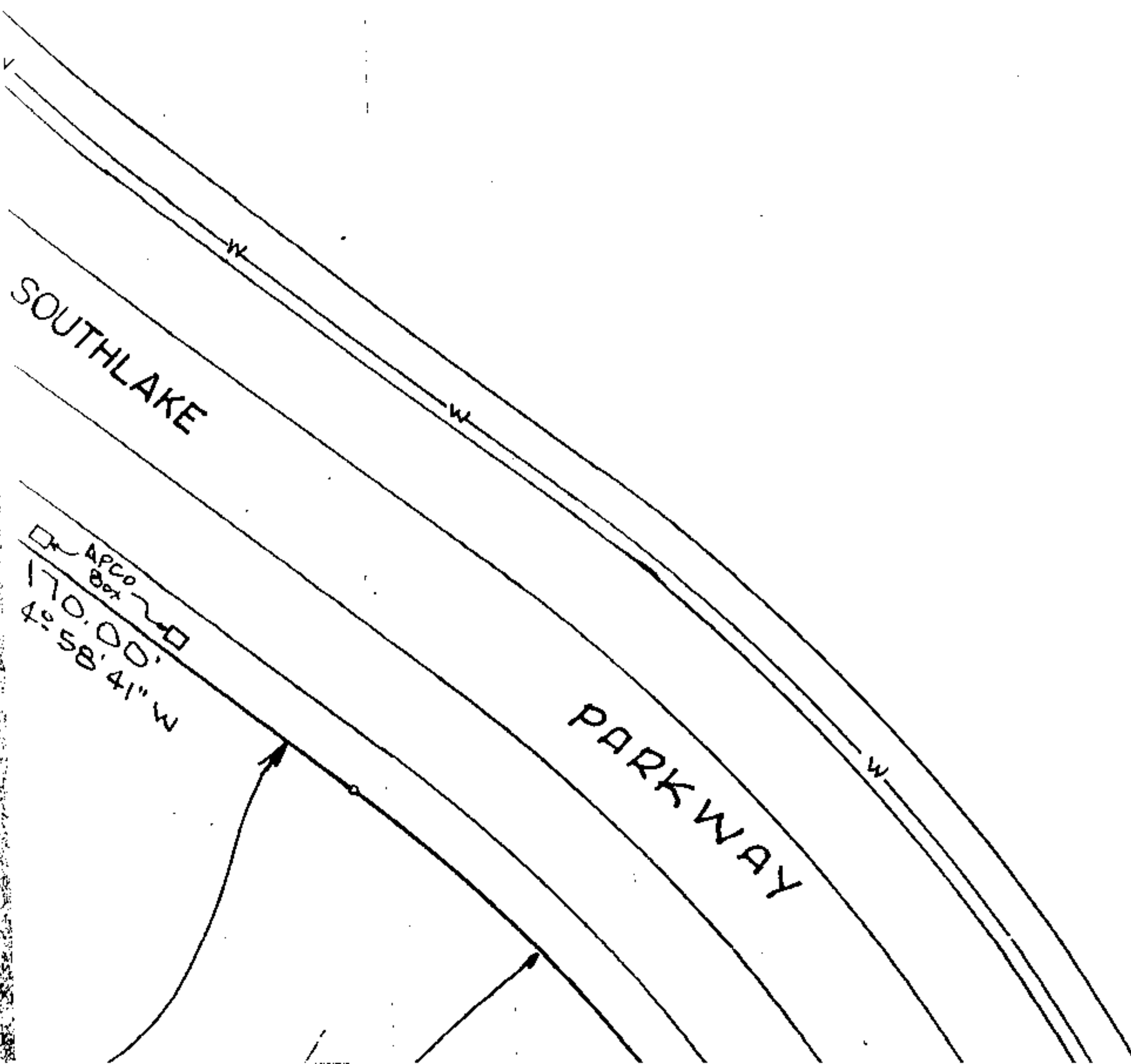
$45^{\circ}00'$
 98.48'
 135.00'

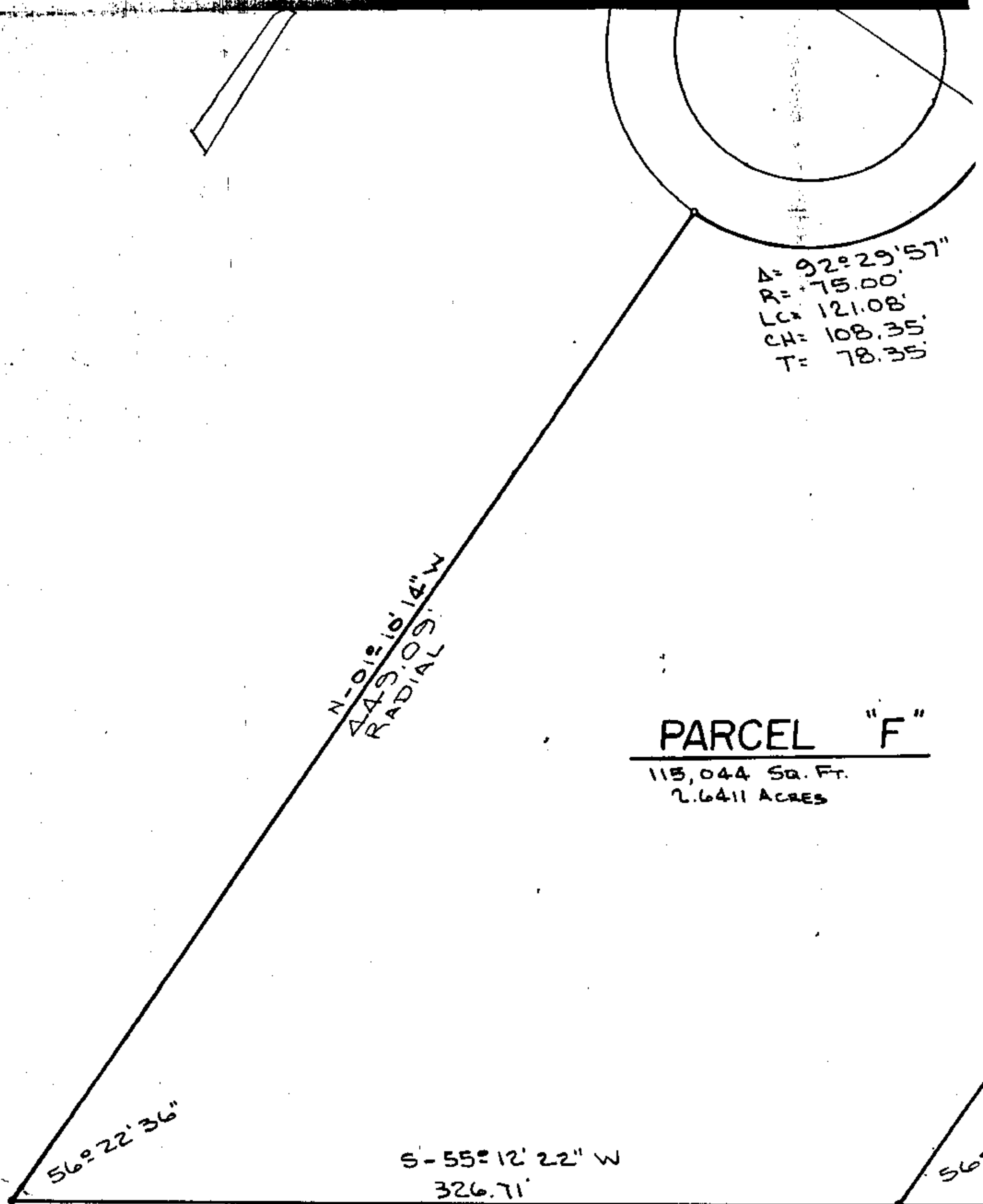
PARCEL-E SOUTHLAKE

Begin at the northwest corner of the northeast one-quarter of the northwest one-quarter of Section 29, Township 19 South, Range 2 West; thence run south 89 degrees 52 minutes 29 seconds east along the north line of said quarter-quarter for a distance of 451.52; thence run north 34 degrees 47 minutes 38 seconds west for a distance of 172.81 feet; thence run north 43 degrees 04 minutes 24 seconds east for a distance of 193.79 feet; thence turn an angle to the left of 90 degrees 46 minutes 47 seconds to the tangent of the following described course, said course being situated on a curve to the left, having a central angle of 37 degrees 16 minutes 17 seconds and a radius of 465.00 feet; thence run along the arc of said curve in a northwesterly direction for a distance of 302.49 feet to the end of said curve; thence run north 84 degrees 58 minutes 41 seconds west for a distance of 170.00 feet to the point of commencement of a curve to the right, said curve having a central angle of 5 degrees 10 minutes 32 seconds and a radius of 585.00 feet; thence run along the arc of said curve in a northeasterly direction for a distance of 52.84 feet; thence run south 1 degree 10 minutes 14 seconds east for a distance of 423.70 feet to the point of beginning.

PARCEL-X

Commence at the northwest corner of the northeast one-quarter of the northwest one-quarter of Section 29, Township 19 South, Range 2 West; thence run south 89 degrees 52 minutes 29 seconds east along the north line of said quarter-quarter section line for a distance of 451.52 feet to the point of beginning. From the point of beginning thus obtained run south 89 degrees 52 minutes 29 seconds east along the north line of said quarter-quarter section line for a distance of 64.97 feet; thence run south 55 degrees 12 minutes 22 seconds west along the northwesterly right-of-way line of Valleydale Road for a distance of 53.27 feet; thence run north 34 degrees 47 minutes 38 seconds west for a distance of 37.19 feet to the point of beginning.





PARCEL "F"
115,044 SQ. FT.
2.6411 ACRES

R = 75.00
LC = 54.18
CH = 88.11
T = 54.44

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PARCEL

257,197 SQ. FT.
5.9044 ACRES

SOUTHWEST CORNER
SE 1/4 - SW 1/4
SEC. 20, Twp. 19 S., R. 2 W.

NORTHWEST CORNER
NE 1/4 - NW 1/4
Sec. 29, Twp. 19 S., R. 2 W.

SOUTH LINE

NORTH

10/20/54

4 20' SANITARY SEWER
EASEMENT
EASEMENT #1

183.0'

POINT "A"
SQ. FT.

N-55° 12' 22" E
566.83'

VALLEYDALE ROAD
(UNDER CONSTRUCTION)

00' 58' 41" W

PARKWAY

$\Delta = 37^{\circ} 16' 17''$
 $R = 465.00'$
 $LC = 302.49'$
 $CH = 297.18'$
 $T = 156.81'$

CEL "E-SOUTHLAKE"

1,521 SQ. FT.
8228 ACRES

$89^{\circ} 13' 13''$
TO TAN.

$193.79'$
 $N-43^{\circ} 04' 24'' E$

$102^{\circ} 07' 59''$

66.38'

$210.00'$
 $N-34^{\circ} 47' 38'' W$
 $172.81'$

$78^{\circ} 31' 58''$

$55^{\circ} 04' 51''$

$90^{\circ} 00' 00''$
 $37.19'$

53.27'

$64.97'$

$34^{\circ} 55' 09''$
 $135.73'$
 $189.00'$

$180^{\circ} 28' 55''$
 $14.41'$

TELEPHONE
MON.

GAS
BOX

CEL "X"

11 SQ. FT.
0228 ACRES

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PARCEL-D

Begin at the southeast corner of the southwest one-quarter of the southwest one-quarter of Section 20, Township 19 South, Range 2 West; thence turn an angle to the left from the south line of said quarter-quarter of 3 degrees 47 minutes 42 seconds and run south 86 degrees 19 minutes 49 seconds west for a distance of 197.31 feet; thence turn an angle to the right of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left, having a central angle of 71 degrees 56 minutes 34 seconds and a radius of 75.00 feet; thence run along the arc of said curve in a northwesterly direction for a distance of 94.18 feet to the end of said curve and the point of commencement of a curve to the right, said curve having a central angle of 56 degrees 37 minutes 59 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a northwesterly direction for a distance of 24.71 feet to the end of said curve; thence run north 18 degrees 58 minutes 41 seconds west for a distance of 24.48 feet to the point of commencement of a curve to the right, said curve having a central angle of 60 degrees and a radius of 275.00 feet; thence run along the arc of said curve in a northwesterly and northeasterly direction for a distance of 287.98 feet to the end of said curve; thence run north 41 degrees 01 minutes 19 seconds east for a distance of 113.28 feet to the point of commencement of a curve to the right, said curve having a central angle of 70 degrees 53 minutes 21 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a northeasterly and southeasterly direction for a distance of 30.93 feet to the end of said curve and the point of commencement of a curve to the left, said curve having a central angle of 11 degrees 42 minutes 49 seconds and a radius of 585.00 feet; thence run along the arc of said curve in a southeasterly direction for a distance of 119.60 feet; thence run south 1 degree 10 minutes 14 seconds east for a distance of 423.70 feet to the point of beginning.

PARCEL-E

Begin at the northwest corner of the northeast one-quarter of the northwest one-quarter of Section 29, Township 19 South, Range 2 West; thence run south 1 degree 10 minutes 14 seconds east along the west line of said quarter-quarter for a distance of 355.05 feet; thence run north 55 degrees 12 minutes 22 seconds east along the right-of-way line of Valleydale Road for a distance of 566.83 feet; thence run north 34 degrees 47 minutes 38 seconds west for a distance of 210.00 feet; thence run north 43 degrees 04 minutes 24 seconds east for a distance of 193.79 feet; thence turn an angle to the left of 90 degrees 46 minutes 47 seconds to the tangent of the following described course, said course being situated on a curve to the left, having a central angle of 37 degrees 16 minutes 17 seconds and a radius of 465.00 feet; thence run along the arc of said curve in a northwesterly direction for a distance of 302.49 feet to the end of said curve; thence run north 84 degrees 58 minutes 41 seconds west for a distance of 170.00 feet to the point of commencement of a curve to the right, said curve having a central angle of 5 degrees 10 minutes 32 seconds and a radius of 585.00 feet; thence run along the arc of said curve in a northeasterly direction for a distance of 52.84 feet; thence run south 1 degree 10 minutes 14 seconds east for a distance of 423.70 feet to the point of beginning.

PARCEL-F

Begin at the northwest corner of the northeast one-quarter of the northwest one-quarter of Section 29, Township 19 South, Range 2 West; thence run south 1 degree 10 minutes 14 seconds east for a distance of 355.05 feet; thence run south 55 degrees 12 minutes 22 seconds west along the right-of-way line of Valleydale Road for a distance of 326.71 feet; thence run north 1 degree 10 minutes 14 seconds west to the a distance of 449.09 feet; thence turn an angle to the right of 90 degrees to the tangent of the following described course said course being situated on a curve of the left, having a central angle of 92 degrees 29 minutes 57 seconds and a radius of 75.00 feet; thence run along the arc of said curve in a northeasterly direction for a distance of 121.06 feet; thence run north 86 degrees 19 minutes 49 seconds east for a distance of 197.31 feet to the point of beginning.

NOTES:

1. There are potential easements that may be required for the development of subject property for various utilities.
2. Utility locations shown hereon are as best as could be determined by field location. Owner or Contractor should verify exact location prior to any construction.

STATE OF ALABAMA
SHELBY COUNTY

I, Jimmy A. Gay, a Registered Surveyor, do hereby certify that this is a true and correct Plat or Map of the property shown and described hereon. The buildings on said premises are within the lines of same and there are no encroachments from adjoining properties. That there are no electric or telephone wires easements, or joint driveways; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown.

DATED: Sept. 17, 1987

Jimmy A. Gay

JIMMY A. SALMON & MARTIN ENG. CO., INC.
DAY, GAY, COULTER, lie within the special flood hazard area as
shown on the Flood Boundary Map 00000.

Does Not
Property shown hereon
indicated on Federal Insurance Administration
SEC. 16, 1987, SHELLEY CO., ALABAMA.

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

1997 OCT -9 AM 10:24

James A. Shover
JUDGE OF PROBATE
I. Deed Tax \$.

2. Mtg. Tax

3. Recording Fee 27.50

4. Indexing Fee 100

TOTAL

[illegible]

BOUNDARY SURVEY

LOCATION & DESCRIPTION	DATE	TIME	REMARKS
1. 100 Yards	10/10/50	10:00	100 Yards
2. 100 Yards	10/10/50	10:00	100 Yards
3. 100 Yards	10/10/50	10:00	100 Yards
4. 100 Yards	10/10/50	10:00	100 Yards
5. 100 Yards	10/10/50	10:00	100 Yards
6. 100 Yards	10/10/50	10:00	100 Yards

SOUTHLAKE

EXHIBIT "A"

COULTER, GAY, SALMON & MARTIN
ENGINEERING COMPANY, INC.

121 WEST VALLEY AVENUE
BIRMINGHAM, ALABAMA 35209
(205) 942-2486

ENGINEERING COMPANY, INC.

121 WEST VALLEY AVENUE
BIRMINGHAM, ALABAMA 35214
(205) 942-2486

DWG. NO.

P.B. 795
P.G. 33

DATE BY: CKD, BY:

33
P. U.

1000

DATE:

28-11-6

JOB NO. 9393

28-11-6

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