

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

1283  
Send Tax Notice To:  
LakeRidge Partnership  
c/o Still Hunter & Associates, Inc.  
3000 Riverchase Galleria, Suite 935  
Birmingham, Alabama 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )

DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Thousand and No/100 Dollars (\$300,000.00), in hand paid by LAKERIDGE PARTNERSHIP, 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, that certain real estate situated in Shelby County, Alabama and described on Exhibit "A" hereto (the "Property").

Such Property is conveyed subject to the following:

- BOOK 172 PAGE 49
1. Ad valorem taxes due and payable October 1, 1988.
  2. Applicable zoning ordinance.
  3. Mineral and mining rights not owned by Grantor, including but not limited to rights conveyed in Volume 4, Page 542 and Deed Book 127, Page 140, in the Judge of Probate Office of Shelby County, Alabama.
  4. Easements, rights-of-way, permits and restrictions of record.
  5. Said Property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants of SouthLake (Residential), recorded in Book 160, beginning at Page 495 in the office of the Judge of Probate Office of Shelby County, Alabama.
  6. Notice of Permitted Land Uses, recorded in Book 160, beginning at Page 492, in the Office of the Judge of Probate of Shelby County, Alabama.
  7. The Property is restricted to use as a residential development permitted under the SouthLake PUD, PR-1 District, Cluster Home Sector, with a maximum density of 6 units per acre, unless a change in use is approved under the SouthLake Residential Covenants referred to in Item 4 above and under applicable zoning laws.

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

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed effective on this the 19 day of February, 1988.

SOUTHLAKE PROPERTIES, an  
Alabama general partnership

Witness:

*[Signature]*

By:

*[Signature]*  
William J. Wilkens, Jr.,  
Its Project Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Gail L. Mills, a Notary Public in and for said County in said State, hereby certify that William J. Wilkens, Jr., whose name as project manager of SouthLake Properties, 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 partnership.

Given under my hand this the 19th day of February, 1988.

NOTARIAL SEAL

*[Signature]*  
Notary Public  
My Commission Expires: 10-17-89

All of the purchase price recited above is represented by a purchase money mortgage recorded simultaneously herewith.

*Tenn Title*

# EXHIBIT A

## DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT-17, INDIAN VALLEY LAKE ESTATES, FIRST SECTOR AS RECORDED IN MAP BOOK 5, PAGE 130 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA. SAID POINT BEING 597.54 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND ON THE SOUTH LINE OF SAME. THENCE RUN NORTH 1 DEGREE 20 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 612.175 ALONG THE WEST LINE OF INDIAN VALLEY LAKE ESTATES, FIRST SECTOR TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED RUN SOUTH 58 DEGREES 38 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 176.98 FEET; THENCE RUN NORTH 25 DEGREES 07 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 7.65 FEET; THENCE RUN NORTH 82 DEGREES 00 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 29.30 FEET THENCE RUN SOUTH 67 DEGREES 24 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 194.02 FEET; THENCE RUN SOUTH 61 DEGREES 30 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 47.76 FEET; THENCE RUN NORTH 75 DEGREES 04 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 14.50 FEET; THENCE RUN SOUTH 78 DEGREES 45 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 39.47 FEET; THENCE RUN SOUTH 57 DEGREES 49 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 46.50 FEET; THENCE RUN SOUTH 79 DEGREES 14 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 38.94 FEET; THENCE RUN NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 59.86 FEET; THENCE RUN SOUTH 73 DEGREES 33 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 96.46 FEET; THENCE RUN NORTH 15 DEGREES 33 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 49.95 FEET; THENCE RUN NORTH 24 DEGREES 54 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 51.27 FEET; THENCE RUN NORTH 1 DEGREE 36 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 78.15 FEET; THENCE RUN NORTH 23 DEGREES 20 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 92.54 FEET; THENCE RUN NORTH 55 DEGREES 27 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 35.12 FEET; THENCE RUN NORTH 68 DEGREES 47 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 76.10 FEET; THENCE RUN NORTH 59 DEGREES 25 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 48.79 FEET; THENCE RUN NORTH 63 DEGREES 24 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 139.40 FEET; THENCE RUN SOUTH 70 DEGREES 06 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 12.79 FEET; THENCE RUN NORTH 50 DEGREES 10 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 40.50 FEET; THENCE RUN NORTH 70 DEGREES 42 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 46.03 FEET; THENCE RUN NORTH 53 DEGREES 58 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 78.07 FEET; THENCE RUN NORTH 52 DEGREES 07 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 39.13 FEET; THENCE RUN NORTH 52 DEGREES 46 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 40.96 FEET; THENCE RUN NORTH 50 DEGREES 37 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 51.44 FEET; THENCE RUN NORTH 52 DEGREES 03 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 34.66 FEET; THENCE RUN NORTH 50 DEGREES 05 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 37.72 FEET; THENCE RUN NORTH 43 DEGREES 09 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 81.00 FEET; THENCE RUN NORTH 43 DEGREES 35 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 49.70 FEET; THENCE RUN SOUTH 1 DEGREE 20 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF INDIAN VALLEY LAKE ESTATES, FIRST SECTOR FOR A DISTANCE OF 466.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 247,770 SQUARE FEET OR 5.6880 ACRES.

BOOK 172 PAGE 50

1. Deed Tax \$         
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jimmy A. Gay, a Registered Surveyor, do hereby certify that this is a true and correct plat or map of Property Shown & Described Hereon.

Dated 1/25/88

Jimmy A. Gay  
Jimmy A. Gay, Reg. No. 8759 PRESIDENT  
COULTER, GAY, SALMON & MARTIN ENG. CO., INC.

## FOR IDENTIFICATION:

SOUTHLAKE PROPERTIES, an Alabama general partnership

By: William J. Walker  
Its Project Manager

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 FEB 19 PM 1:43  
Thomas A. Shaw  
JUDGE OF PROBATE