

1051
This Instrument Prepared By
William S. Wright
Balch & Bingham
Post Office Box 306
Birmingham, Alabama 35201

Send Tax Notice To:
c/o Cooper & Greller Companies, Inc.
2204 Lakeshore Drive Suite 200
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ^{*}Three Hundred Fifty-Five Thousand Four Hundred Forty-Nine and 60/100 Dollars (\$355,449.60), in hand paid by SOUTHLAKE OFFICE ASSOCIATES, LTD., an Alabama limited 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 these presents grant, bargain, sell and convey unto the said Grantee, the real estate situated in Shelby County, Alabama which is described on Exhibit A hereto (the "Property").

Such Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1989.
2. Mineral and mining rights incident thereto recorded in Volume 121, Page 294, Volume 127, Page 140, Volume 111, Page 625, and Volume 4, Page 542 in the Probate Office of Shelby County, Alabama.
3. Easements shown by recorded map.
4. Right of Way to Alabama Power Company as recorded in Volume 129, Page 572, Volume 216, Page 103 and Volume 219, Page 734 in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants as recorded in Real Volume 153, Page 395.
6. Notice of Permitted Land Uses as recorded in Real Volume 160, Page 492.

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

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed by its duly authorized representative effective as of the 22nd day of August, 1989.

WITNESS:

William S. Wright

SOUTHLAKE PROPERTIES,
an Alabama general partnership

By *William S. Wright*
Its Project Manager

* The full consideration is paid from a mortgage recorded of even date herewith.

Land Title

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Vivian C. Burrow a Notary Public in and for said County in said State, hereby certify that William J. Wilkins, 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 21st day of August, 1989.

Vivian C. Burrow
Notary Public
My commission expires: 12-20-92

NOTARIAL SEAL

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EXHIBIT A

DESCRIPTION OF REAL PROPERTY

A tract of land situated in the Northwest Quarter of the Southwest Quarter of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as Lot 1 of Southlake Office Park according to the Map recorded in MMP Book 13, Page 92 in the Shelby County, Alabama Probate Office, also being sometimes described as follows:

Commence at the Northeast corner of said Northwest Quarter of the Southwest Quarter and run South 01 degrees 09 minutes 06 seconds East along the East line thereof for a distance of 0.92 feet to a Point on the Westerly right-of-way of Southlake Parkway; said Point being on a curve having a radius of 528.01 feet; a central angle of 14 degrees 39 minutes 55 seconds, an arc length of 135.15 feet, and curving to the left in a Southwesterly to Southerly direction; thence South 28 degrees 29 minutes 49 seconds West along the chord bearing of said curve for a chord distance of 134.78 feet to the Point of Beginning of the tract of land herein described. From said Point of Beginning continue on said curve having a central angle of 22 degrees 58 minutes 45 seconds an arc length of 211.76 feet; thence South 07 degrees 40 minutes 29 seconds West along the chord bearing of said curve for a chord distance of 210.35 feet to a Point on the Westerly right-of-way of Southlake Parkway; thence leaving said curve and said right-of-way; run North 90 degrees 00 minutes 00 seconds West for a distance of 280.00 feet to a Point; thence run South 50 degrees 35 minutes 54 seconds West for a distance of 120.00 feet to a Point on the Easterly right-of-way of Interstate No. 65; said Point being on a curve having a radius of 4009.72 feet; a central angle of 04 degrees 59 minutes 02 seconds; an arc length of 348.78 feet and curving to the left in a Northerly to Northwesterly direction; thence North 07 degrees 00 minutes 53 seconds West along the chord bearing of said curve for a chord distance of 348.67 feet to a Point on the Easterly right-of-way of Interstate No. 65; thence leaving said curve and said right-of-way run South 90 degrees 00 minutes 00 seconds East for a distance of 411.81 feet to a Point; thence run South 28 degrees 37 minutes 38 seconds East for a distance of 81.50 feet to the Point of Beginning.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 AUG 28 AM 8:26

Thomas A. Brownlee, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED
1. Pres. Tax \$ 1.00
2. Ad. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 12.50