

3537

Cons \$11,700.00

SEND TAX NOTICE TO:

Daniel/Fidelity Meadow Brook  
Corporate Park General Partnership  
c/o Daniel Meadow Brook Associates  
P.O. Box 385001  
Birmingham, Alabama 35238-5001

STATE OF ALABAMA )

COUNTY OF SHELBY )

IMPROVEMENTS DEED

THIS IMPROVEMENTS DEED executed and delivered on this 13th day of October, 1989 by DANIEL MEADOW BROOK ONE LIMITED PARTNERSHIP, a Virginia limited partnership ("Grantor"), in favor of DANIEL/FIDELITY MEADOW BROOK CORPORATE PARK GENERAL PARTNERSHIP, an Alabama general partnership ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to all improvements (the "Improvements") including, but not limited to, that certain six-story office building containing approximately 126,430 usable square feet known as Meadow Brook 500 Office Building situated on that certain real property (the "Land") in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all rights, privileges, hereditaments and appurtenances thereunto belonging or appertaining.

The Improvements are conveyed subject to the matters described in Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto Grantee, its successors and assigns until title to the Improvements vests in the lessor under that certain Ground Lease between Daniel U.S. Properties, Ltd. and Daniel Meadow Brook One, Ltd. recorded in Real Record 095, Page 848, in the Probate Office of Shelby County, Alabama, as amended by First Amendment to Ground Lease recorded in Real Record 194, Page 660, in said Probate Office.

\$,4,800,000.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

DEED.1/GENERAL/MB

BOOK 261 PAGE 543

*Jack*

IN WITNESS WHEREOF, the undersigned DANIEL MEADOW  
BROOK ONE LIMITED PARTNERSHIP has caused this Improvements  
Deed to be executed as of the day and year first above  
written.

DANIEL MEADOW BROOK ONE  
LIMITED PARTNERSHIP, a  
Virginia limited partnership

By: DANIEL REALTY INVESTMENT  
CORPORATION - MEADOW BROOK ONE,  
a Virginia corporation,  
Its General Partner

By: Gary W. Hutto  
Its: Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said  
county, in said state, hereby certify that Gary W. Hutto  
whose name as Vice President of DANIEL REALTY INVESTMENT  
CORPORATION - MEADOW BROOK ONE, a Virginia corporation, as  
General Partner of DANIEL MEADOW BROOK ONE LIMITED  
PARTNERSHIP, a Virginia limited 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 said instrument, he, as such officer and  
with full authority, executed the same voluntarily on the  
day the same bears date for and as the act of such  
corporation in its capacity as General Partner of DANIEL  
MEADOW BROOK ONE LIMITED PARTNERSHIP.

Given under my hand and official seal, this the 13th  
day of October, 1989.

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

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:  
Stephen R. Monk, Esq., c/o Daniel Realty Corporation,  
P.O. Box 385001, Birmingham, Alabama 35238-5001

EXHIBIT A

LEGAL DESCRIPTION OF BUILDING 500 LAND

Lot 2, according to the Map and Survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama.

BOOK 261 PAGE 545

EXHIBIT B

**BUILDING 500 PERMITTED TITLE EXCEPTIONS**

All easements, restrictions, rights-of-way, reservations  
and other matters of record.

BOOK 261 PAGE 546

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

89 OCT 13 PM 4:22

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

1. Deed Tax -----	\$ <u>6,900.00</u>
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ <u>10.00</u>
4. Indexing Fee -----	C <u>3.00</u>
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ <u>1.00</u>
<b>Total -----</b>	<b>\$ <u>6,914.00</u></b>