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Cons 911,750,000.00

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 seven-story office building containing approximately 126,502 usable square feet known as Meadow Brook 100 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 (including, without limitation, all rights of Grantor in and to the easements described in Exhibit A hereto).

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 064, Page 132, in the Probate Office of Shelby County, Alabama, as amended by First Amendment to Ground Lease recorded in Real Record 095, Page 839, and Second Amendment to Ground Lease, recorded in Real Record 194, Page 653, in said Probate Office.

DEED/GENERAL/MB

All of above consideration was

BOOK 261 PAGE 547

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: [Signature]
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. Hurt
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.

[Signature]
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 100 LAND

Lot 4, 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.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS LOT B, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of the S.W. 1/4 of the S.E. 1/4 of Section 31, Township 18 South, Range 1 West; thence Northerly along the East line of said 1/4-1/4 section a distance of 1115.12 feet to the point of intersection of said East line with the Southerly right-of-way line of U.S. Highway #280; thence 96 46'03" to the left in a Southwesterly direction along said highway right-of-way line a distance of 1634.70 feet to a point; thence 90 20'30" to the left in a Southerly direction a distance of 93.57 feet to a point; thence 90 00' to the left in an Easterly direction a distance of 219.00 feet to a point on the boundary of Lake #1, said point being on a curve to the left having a radius of 104.23 feet and a central angle of 69 10'29"; thence 125 11'31" to the right (angle measured to tangent) and along the arc of said curve along the boundary of Lake #1 a distance of 125.84 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of 31 56'11"; thence along the arc of said curve and along the boundary of Lake #1 a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction along the boundary of Lake #1 a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 79.00 feet and a central angle of 44 46'15"; thence along the arc of said curve and along the boundary of Lake #1 a distance of 61.73 feet to a point; thence 71 03'07" to the right (angle measured to tangent) in a Southwesterly direction a distance of 210.98 feet to the point of beginning; thence 84 26'03" to the left in a Southeasterly direction a distance of 71.55 feet to a point on the Northwesterly line of Corporate Parkway, said point being a curve to the left having a radius of 385.00 feet and a central angle of 9 02'; thence 86 11'20" to the right (angle measured to

tangent) in a Southwesterly direction along the Northwesterly line of Corporate Parkway and along the arc of said curve a distance of 60.70 feet to a point; thence 102 50'39" to the right (angle measured to tangent) in a Northwesterly direction a distance of 74.49 feet to a point; thence 84 26'03" to the right in a Northeasterly direction a distance of 60.28 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING PERMANENT, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY OVER THE FOLLOWING DESCRIBED REAL ESTATE FOR THE PURPOSE OF INSTALLING UNDERGROUND SEWER LINES, TO-WIT:

A 15-foot wide easement for sanitary sewer across Lot B, as shown on the map of MEADOW BROOK CORPORATE PARK SOUTH, PHASE II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama, said easement also being described by metes and bounds as lying 7.50 feet on each side of a centerline being located as follows:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West; thence Northerly along the East line of said 1/4-1/4 Section a distance of 1115.12 feet to the point of intersection of said East line with the Southerly right-of-way line of U.S. Highway #280; thence 96 degrees 46 minutes 03 seconds to the left in a Southwesterly direction along said highway right-of-way line a distance of 1634.70 feet to a point; thence 90 degrees 20 minutes 30 seconds to the left in a Southerly direction a distance of 93.57 feet to a point; thence 90 degrees 00 minutes to the left in an Easterly direction a distance of 219.00 feet to a point on the boundary of Lake #1, said point being on a curve to the left having a radius of 104.23 feet and a central angle of 69 degrees 10 minutes 29 seconds; thence 125 degrees 11 minutes 31 seconds to the right (angle measured to tangent) and along the arc of said curve along the boundary of Lake #1 a distance of 125.84 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of 31 degrees 56 minutes 11 seconds; thence along the arc of said curve and along the boundary of Lake #1 a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction along the boundary of Lake #1 a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 79.00 feet and a central angle of 44 degrees 46 minutes 15 seconds; thence along the arc of said curve and along the boundary of

Lake #1 a distance of 61.73 feet to a point; thence 71 degrees 03 minutes 07 seconds to the right (angle measured to tangent) in a Southwesterly direction a distance of 86.00 feet to the point of beginning; thence 84 degrees 26 minutes 03 seconds to the left in a Southeasterly direction a distance of 98.00 feet, more or less, to a point on the Northwesterly line of Corporate Parkway, said point being the point or ending of said centerline.

EXHIBIT B

BUILDING 100 PERMITTED TITLE EXCEPTIONS

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

BOOK 261 PAGE 552

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

89 OCT 13 PM 4:24

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	NO TAX COLLECTED
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 15.00
4. Indexing Fee -----	\$ 3.00
5. Notary Fee -----	\$ 1.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 20.00