

1248

Send Tax Notice to:
BROOKWOOD CENTER DEVELOPMENT
CORPORATION
2010 Medical Center Dr.
Birmingham, Alabama 35209

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
McDermott, Will & Emery
1301 Dove Street, Suite 500
Newport Beach, CA 92660
ATTN: THOMAS K. BROWN

This instrument was prepared by
Joan C. Ragsdale, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for adequate and sufficient consideration in the amount of Two Million Seven Hundred Forty-Three Thousand Six Hundred and No/100 Dollars (\$2,743,600.00) to the undersigned PCA LAND DEVELOPMENT, LTD., an Alabama limited partnership (hereinafter referred to as "Grantor"), in hand paid by BROOKWOOD CENTER DEVELOPMENT CORPORATION, an Alabama corporation (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title and interest in and to the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

That certain real estate which is bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof by reference and incorporation.

This conveyance is made subject to the following:

1. 1990 ad valorem taxes, a lien but not yet due and payable.

2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 164 at Page 172, and Deed Book 129, at Page 570, in the Probate Office of Shelby County, Alabama.

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 5 at Page 712, in the Probate Office of Shelby County, Alabama.

And the Grantor does, for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized of the Property in fee simple; that the Property is free from all encumbrances except as hereinabove stated; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor shall, and its successors and assigns shall warrant and defend the same unto the said Grantee, and its successors and assigns forever, against the lawful claims of any and all persons.

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✓ *Carole Little*

TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by William R. Dexheimer, as Secretary of PCA Land Development, Inc., a corporation, the general partner of Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of January, 1990.

PCA LAND DEVELOPMENT, LTD., an
Alabama limited partnership

BY: PCA Land Development,
INC., a corporation,
General Partner

By: William R. Dexheimer
William R. Dexheimer
Its Secretary

ATTEST:

Its Secretary

(CORPORATE SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do certify that William R. Dexheimer, whose name as Secretary of PCA LAND DEVELOPMENT, INC., a corporation, the general partner of PCA LAND DEVELOPMENT, LTD., an Alabama 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 for and as the act of said corporation, in its capacity as general partner of PCA LAND DEVELOPMENT, LTD.

Given under my hand and seal this 16TH day of January, 1990.

Sheila Clark
Notary Public
My commission expires: 13-13-93

Ref: LR/01909

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EXHIBIT "A"

A parcel of land in the NW 1/4 of Section 29, Township 19 South, Range 2 West, more particularly described as follows:

From the SW corner of said 1/4 section, run North along the West line of said 1/4 section 250.00 feet to the point of beginning of the property herein described; thence continue on the same course 462.51 feet to a point on the southeasterly right of way of Shelby County Highway No. 17, said point being on a curve to the left, said curve having a radius of 5,845.00 feet and a central angle of 4 deg. 23 min. 38 sec.; thence turn an angle to the right of 51 deg. 28 min. 38 sec. to tangent and run Northeasterly along said right of way and the arc of said curve 448.24 feet to the point of tangency; thence continue northeasterly along said right of way 534.64 feet to a point; thence turn an angle to the right of 90 deg. and run southeasterly 75 feet along an offset of said right-of-way; thence turn an angle to the left of 89 deg. 04 min and continue Northeasterly along said right-of-way 496.81 feet to a point on a curve to the right, said curve having a radius of 2500.02 feet and a central angle of 6 deg 40 min 20 sec; thence turn an angle to the right of 154 deg 00 min 37 sec to tangent and continue Southwesterly along the arc of said curve 291.13 feet to the point of tangency; thence continue Southwesterly 285.65 feet to the point of beginning of a curve to the right, said curve having a radius of 932.58 feet and a central angle of 10 deg 40 min 59 sec; thence continue Southwesterly along the arc of said curve 173.88 feet to the point of tangency; thence continue Southwesterly 233.48 feet to the point of beginning of a curve to the left, said curve having a radius of 330.00 feet and a central angle of 44 deg 44 min 38 sec; thence continue Southerly along the arc of said curve 257.71 feet; thence turn an angle to the right of 72 deg 55 min 19 sec from tangent and continue Southwesterly 143.28 feet; thence turn an angle to the left of 8 deg 28 min and continue Southwesterly 512.00 feet to the point of beginning of the property herein described; being situated in Shelby County, Alabama.

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

90 JAN 18 AM 8:46

Thomas R. Livingston, Jr.
JUDGE OF PROBATE

1. Dead Tax -----	\$ 2,744.00
2. -----	
3. -----	10.00
4. -----	3.00
5. -----	
6. -----	1.00
Total -----	\$ 2,758.00