

Send Tax Notice To:  
Eagle Point Associates  
2117 Second Avenue North  
Birmingham, Alabama 35203

STATE OF ALABAMA     ]  
SHELBY COUNTY        ]

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Eighty-One Thousand and 00/100 Dollars (\$681,000.00) in hand paid by Eagle Point Associates, an Alabama general partnership, hereinafter referred to as "Grantee", receipt of which is hereby acknowledged by Double Oaks Associates, an Alabama general partnership, hereinafter referred to as "Grantor", Grantor, Double Oaks Associates, does hereby grant, bargain, sell and convey unto Grantee, Eagle Point Associates, the real estate described on Exhibit "A" attached hereto and made a part hereof, which said real estate is situated in Shelby County, Alabama.

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

Title to said real estate is conveyed subject to all easements, restrictions, covenants, right-of-ways and encumbrances of record and all such matters which an accurate survey would disclose.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set forth on Exhibit "A" attached hereto and made a part hereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by and through its General Partner, has hereunto executed this General Warranty Deed this 16th day of January, 1990.

DOUBLE OAKS ASSOCIATES,  
an Alabama General Partnership

By: Arlington Properties-Madison,  
a General Partnership

By: Arlington Properties, Inc.,  
a General Partner

By: J.A. M.  
Its President

By: A. Myron Harper  
A. Myron Harper, a General  
Partner

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A. Myron Harper  
2117 2nd Ave. No.  
Birmingham, Al.

BOOK 275 PAGE 666

By: John A. Mann, Jr.  
John A. Mann, Jr., a  
General Partner

By: Jefferson Land Services, Inc.,  
a General Partner

By: L. S. McArthur  
Its President

By: Murray-Davis Group, a General  
Partner

By: James R. Davis  
James R. Davis

By: James B. Davis, Executor  
James B. Davis Est. of James B. Davis, Dec'd

By: William K. Murray  
William K. Murray

By: William K. Murray, Jr.  
William K. Murray, Jr.

STATE OF ALABAMA ]  
JEFFERSON COUNTY ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank A. Nix, whose name as President of Arlington Properties, Inc., a general partner of Arlington Properties-Madison, a general partnership, which is a general partner of Double Oaks Associates, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as President of Arlington Properties, Inc. and with full authority, executed the same voluntarily for and as the act of Arlington Properties, Inc., as general partner of Arlington Properties-Madison, a general partnership, as general partner of Double Oaks Associates, a general partnership.

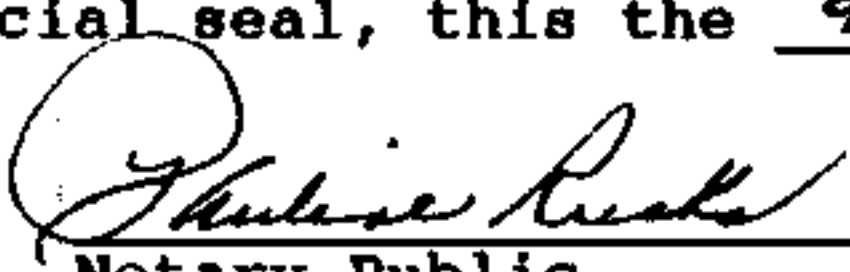
Given under my hand and official seal, this the 9th day of January, 1990.

Shirley Luck  
Notary Public

STATE OF ALABAMA ]  
JEFFERSON COUNTY ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that A. Myron Harper, whose name as general partner of Arlington Properties-Madison, which is a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such general partner of Arlington Properties-Madison and with full authority, executed the same voluntarily for and as the act of Arlington Properties-Madison, as general partner of Double Oaks Associates, an Alabama general partnership.

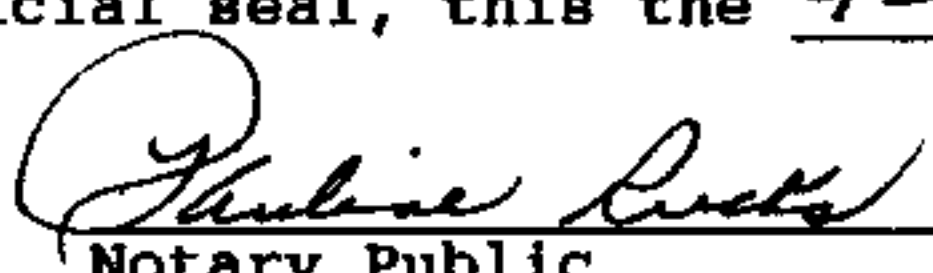
Given under my hand and official seal, this the 9<sup>th</sup> day of January, 1990.

  
Notary Public

STATE OF ALABAMA   ]  
JEFFERSON COUNTY   ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John A. Mann, Jr., whose name as general partner of Arlington Properties-Madison, which is a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such general partner of Arlington Properties-Madison and with full authority, executed the same voluntarily for and as the act of Arlington Properties-Madison, as general partner of Double Oaks Associates, an Alabama general partnership.

Given under my hand and official seal, this the 9<sup>th</sup> day of January, 1990.

  
Notary Public

STATE OF ALABAMA   ]  
JEFFERSON COUNTY   ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. S. Weatherly, Jr., whose name as President of Jefferson Land Services, Inc., a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such President of Jefferson Land Services, Inc., and with full authority, executed the same voluntarily for and as the act of Jefferson Land Services, Inc., as general partner of Double Oaks Associates, an Alabama general partnership.

Given under my hand and official seal, this the 16<sup>th</sup> day of January, 1990.

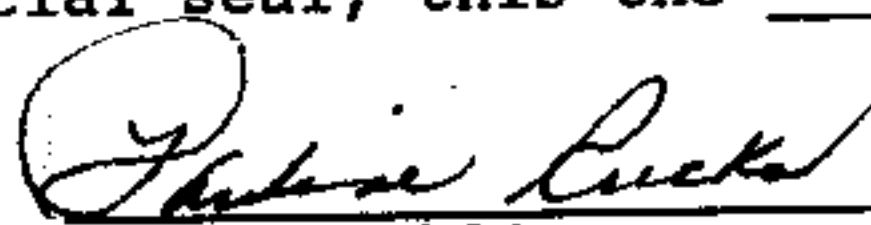
  
Notary Public

MY COMMISSION EXPIRES JUNE 26, 1990

STATE OF ALABAMA   ]  
JEFFERSON COUNTY   ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Davis, whose name as a general partner of Murray-Davis Group, a general partnership which is a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such general partner of Murray-Davis Group, and with full authority, executed the same voluntarily for and as the act of Murray-Davis Group, as general partner of Double Oaks Associates, an Alabama general partnership.

Given under my hand and official seal, this the 11<sup>th</sup> day of January, 1990.

  
Notary Public

STATE OF ALABAMA ]  
JEFFERSON COUNTY ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James B. Davis, whose name as a general partner of Murray-Davis Group, a general partnership which is a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such general partner of Murray-Davis Group, and with full authority, executed the same voluntarily for and as the act of Murray-Davis Group, as general partner of Double Oaks Associates, an Alabama general partnership.


Given under my hand and official seal, this the \_\_\_\_ day of January, 1990.

\_\_\_\_\_  
Notary Public

STATE OF FLORIDA ]  
Indian River COUNTY ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William K. Murray, whose name as a general partner of Murray-Davis Group, a general partnership which is a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such general partner of Murray-Davis Group, and with full authority, executed the same voluntarily for and as the act of Murray-Davis Group, as general partner of Double Oaks Associates, an Alabama general partnership.

Given under my hand and official seal, this the 10<sup>th</sup> day of January, 1990.

  
Notary Public

Notary Public, State of Florida  
My Commission Expires May 16, 1992  
Bonded by American Fidelity & Guaranty Company

NO TITLE EXAMINATION WAS MADE BY PREPARER

PREPARED BY AND RETURN TO:

John P. McKleroy, Jr.  
SPAIN, GILLON, GROOMS, BLAN & NETTLES  
2117 Second Avenue North  
Birmingham, Alabama 35203  
Telephone: (205) 328-4100

\COR\04EPDEED

ACKNOWLEDGMENTS

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Robert Davis, as Executor of the Estate of James B. Davis, deceased, Probate Case #125068, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of January, 1990.

  
Notary Public

AFFIX SEAL

My Commission expires: 2/3/90

275 MAR 669

EXHIBIT "A" TO GENERAL WARRANTY DEED  
FROM DOUBLE OAKS ASSOCIATES,  
AN ALABAMA GENERAL PARTNERSHIP, TO  
EAGLE POINT ASSOCIATES, AN ALABAMA GENERAL PARTNERSHIP

Two parcels of land situated in the East one half of the Northwest quarter of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the Northwest corner of the east half of said quarter section; then run East along the North line of the east half of said quarter section for a distance of 169.46 feet to the point of beginning; thence continue along last stated course for a distance of 486.96 feet to an iron pin; thence turn an angle to the right of  $92^{\circ}-34'-28''$  and run in a Southwesterly direction for a distance of 174.37 feet to an iron pin; thence turn an angle to the left of  $19^{\circ}-06'-21''$  and run in a Southeasterly direction for a distance of 154.93 feet to an iron pin; thence turn an angle to the right of  $106^{\circ}-30'-00''$  and run in a Westerly direction for a distance of 316.60 feet to a point on a curve to the left having a radius of 924.59 feet and a central angle of  $5^{\circ}-25'-22''$ ; thence run in a Southwesterly direction along the arc of said curve for a distance of 87.51 feet to a point on a reverse curve to the right having a radius of 25.00 feet and a central angle of  $78^{\circ}-44'-12''$ ; thence run in a Northwesterly direction along the arc of said curve for a distance of 34.26 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 323.04 feet to the point of beginning. Said parcel containing 3.285 acres, more or less.

PARCEL II:

Commence at the Northwest corner of the east half of said quarter section thence run South along the West line of the east half of said quarter section for a distance of 503.58 feet to the point of beginning; thence continue along last stated course for a distance of 1,454.00 feet to an iron pin; thence turn an angle to the left of  $90^{\circ}-11'-37''$  and run in an Easterly direction for a distance of 635.70 feet to an iron pin; thence turn an angle to the left of  $60^{\circ}-19'-18''$  and run in a Northeasterly direction for a distance of 399.01 feet to an iron pin; thence turn an angle to the right of  $26^{\circ}-53'-17''$  and run in a Northeasterly direction for a distance of 240.07 feet to an iron pin; thence turn an angle to the left of  $82^{\circ}-41'-36''$  and run in a Northwesterly direction for a distance of 65.70 feet to an iron pin; thence turn an angle to the left of  $12^{\circ}-17'-36''$  and run in a Northwesterly direction for a distance of 194.48 feet to a point; thence turn an angle to the left of  $12^{\circ}-24'-29''$  and run in a Northwesterly direction for a distance of 547.62 feet to an iron pin; thence turn an angle to the right of  $50^{\circ}-22'-34''$  and run in a Northerly direction for a distance of 531.82 feet to an iron pin; thence turn an angle to the left of  $90^{\circ}-00'-00''$  and run in a Westerly direction for a distance of 69.46 feet to a point on a curve to the left having a radius of 854.59 feet and a central angle of  $5^{\circ}-18'-44''$ ; thence run in a Southwesterly direction along the arc of said curve for a distance of 79.24 feet to a point on a compound curve to the left having a radius of 25.00 feet and a central angle of  $77^{\circ}-26'-32''$ ; thence run in a Southwesterly direction along the arc of said curve for a distance of 33.79 feet to a point on a reverse curve to the right having a radius of 229.38 feet and a central angle of  $4^{\circ}-13'-27''$ ;



thence run in a Southwesterly direction along the arc of said curve for a distance of 16.91 feet to a point; thence turn an angle to the right of  $90^{\circ}-00'-00''$  from the tangent of last stated curve and run in a Northwesterly direction for a distance of 60.00 feet to a point on a curve to the left having a radius of 169.38 feet and a central angle of  $8^{\circ}-58'-40''$ ; thence turn an angle to the right of  $90^{\circ}-00'-00''$  to the tangent of last stated curve and run in a Northeasterly direction along the arc of said curve for a distance of 26.54 feet to a point; thence turn an interior clockwise angle of  $57^{\circ}-19'-58''$  from the chord of last stated curve and run in a Southwesterly direction for a distance of 245.95 feet to the point of beginning. Said parcel containing 23.817 acres, more or less.

Said Parcels I and II containing 27.103 acres, more or less.

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STATE OF ALABAMA ]  
JEFFERSON COUNTY ]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William K. Murray, Jr., whose name as a general partner of Murray-Davis Group, a general partnership which is a general partner of Double Oaks Associates, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such general partner of Murray-Davis Group, and with full authority, executed the same voluntarily for and as the act of Murray-Davis Group, as general partner of Double Oaks Associates, an Alabama general partnership.

Given under my hand and official seal, this the 16<sup>th</sup> day of January, 1990.

*Phyllis Luella*  
Notary Public

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

90 JAN 23 PM 2: 15

*J. Thomas A. Shumaker, Jr.*  
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>681.00</u>
2. Imp. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>20.00</u>
4. -----	<u>3.00</u>
5. -----	-----
6. Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>705.00</u>