

Send Tax Notice To:

Forte Hotels International, Inc.
1973 Friendship Drive
El Cajon, California 92020

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 22nd day of March, 1990, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to FORTE HOTELS INTERNATIONAL, INC., a California corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, FORTE HOTELS INTERNATIONAL, INC., a California corporation, that certain real property situated in the City of Pelham, Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Subject Property"),

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1990, not yet due and payable; and

2. 12.5 foot utility and drainage easement on the Northwesterly side of Subject Property including gas and water lines as shown on survey of Miller, Triplett and Miller Engineers, Inc. dated February 26, 1990.

TO HAVE AND TO HOLD, to the said Grantee, FORTE HOTELS INTERNATIONAL, INC., a California corporation, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its General Partner which is duly authorized hereunto.

119 PROPERTIES, LTD., an Alabama
limited partnership

BY: CAHABA VALLEY PROPERTIES,
INC., ITS GENERAL PARTNER

By:

Charles H. Stephens
Charles H. Stephens
President

Charles Little

BOOK 283 PAGE 516

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the general partner of 119 Properties, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 22nd day of March, 1990.

David L. Silverstein
Notary Public
My Commission Expires: 8-6-92

THIS INSTRUMENT PREPARED BY:

David L. Silverstein
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

11150

BOOK 283 PAGE 517

EXHIBIT "A"
TO STATUTORY WARRANTY DEED
BY 119 PROPERTIES, LTD.
TO FORTE HOTELS INTERNATIONAL, INC.

Part of SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Southwest corner of said 1/4 Section; thence run East along the South line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run Northeasterly for 152.01 feet; thence 90 deg. 00 min. left and run Northwesterly for 349.02 feet; thence 90 deg. 00 min. left and run Southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run Northeasterly along said right of way for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a County Road; thence 30 deg. 57 min. 50 sec. right and run Easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. right and run Southeasterly along said right of way line for 390.67 feet to an angle point in said Right of Way; thence 90 deg. 00 min. left and run Northeasterly for 132.98 feet to the point of beginning; thence continue along same course for 243.00 feet; thence 90 deg. 00 min. right and run Southeasterly for 222.83 feet to the approximate Floodway Location of Bishop Creek; thence 123 deg. 03 min. 13 sec. right and run Northwesterly along said Floodway line for 40.58 feet to an angle point; thence 7 deg. 52 min. 59 sec. left and run Northwesterly along said Floodway line for 230.91 feet; thence 64 deg. 49 min. 46 sec. right and run Northwesterly for 102.50 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 283 PAGE 518

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

90 MAR 23 AM 8:26

William P. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 150.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 161.50