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SEND TAX NOTICES TO:  
WTC No. 280 Corporation  
c/o Wellington Trust Company, N.A.  
75 State Street  
Boston, MA 02109  
Attn: Lorraine A. Keady

STATE OF ALABAMA

SHELBY COUNTY

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of \$10.00 and other valuable consideration in hand paid by WTC No. 280 Corporation, a Massachusetts corporation (the "Grantee"), to Crow Wood Springs Associates, Ltd., a Georgia limited partnership (the "Grantor"), receipt whereof is hereby acknowledged by the Grantor, and pursuant to an agreement freely and fairly made between Grantee and Grantor under the terms of which Grantor has requested Grantee to accept, and Grantee has agreed to accept, this Limited Warranty Deed as a deed in lieu of foreclosure, for adequate consideration the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, that certain real estate and improvements thereon lying and being situated in Shelby County, Alabama and more particularly described in "Exhibit A" attached hereto and made a part hereof (the "Real Estate"):

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

This deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that the Grantor warrants that there are no liens or encumbrances

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Mike G.

outstanding against the Real Estate that were created by the Grantor except: (a) that certain Mortgage (the "Mortgage"), dated October 7, 1986, executed by Grantor, to Wachovia Bank and Trust Company, N.A. (the "Bank"), recorded in the Office of the Judge of Probate of Shelby County, Alabama ("Office of Probate") in Real Record 094, Page 602; (b) that certain Assignment of Lessor's Interest in Leases, dated October 7, 1986, executed by Grantor, to the Bank, recorded in the Office of Probate in Real Record 094, Page 661; (c) that certain UCC-1 Financing Statement, executed by Grantor, to the Bank, recorded in the Office of Probate under UCC No. 15425; and (d) those other items of record more particularly described in "Exhibit B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor, by Marvin R. Banks, Jr., Vice President of CTW Development Corp., a Georgia corporation, the Grantor's sole general partner, who is duly authorized to execute this deed, has hereunto set the Grantor's name on the 28 day of March, 1991.

GRANTOR:

CROW WOOD SPRINGS ASSOCIATES, LTD.,

By: CTW Development Corp., its sole  
general partner

By: Marvin R. Banks, Jr.  
Its: Vice President

ATTEST:

By: [Signature]  
Its: Asst Secy

[AFFIX CORPORATE SEAL]

STATE OF GEORGIA

FULTON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marvin R. Banks, Jr., whose name as Vice President of CTW Development Corp., a Georgia corporation, as the sole general partner of Crow Wood Springs Associates, Ltd., a Georgia 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, acting in its capacity as the sole general partner of said limited partnership, as aforesaid.

Given under my hand and official seal this 28<sup>th</sup> day of March, 1991.

Wendy T. Chambers  
Notary Public

My commission expires:  
Notary Public, Fulton County, Georgia  
My Commission Expires August 23, 1994

[AFFIX NOTARIAL SEAL]

This instrument was prepared by:

Mark L. Paran, Esq.  
Sullivan & Worcester  
One Post Office Square  
Boston, Massachusetts 02109

EXHIBIT A TO LIMITED WARRANTY DEED

Property Description

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- I. Right of way and easement to South Central Bell as recorded in Real Record 191, Page 940, in Probate Office.
- J. 20-foot temporary construction easement and 15-foot permanent underground utility easement granted The Water Works and Sewer Board of the City of Birmingham, as recorded in Real Record 295, Page 475, in Probate Office.
- K. Mortgage from Crow Wood Springs Associates, Ltd., a Georgia limited partnership, to Wachovia Bank and Trust Company, N.A., dated October 7, 1985, recorded in Real Record 094, Page 620, and assigned to OTR, an Ohio general partnership, by assignment dated June 28, 1988, recorded in Real Record 191, Page 709, in Probate Office.
- L. Assignment of Lessor's Interest in Leases by and between Crow Wood Springs Associates, Ltd., a Georgia limited partnership, and Wachovia Bank and Trust Company, N.A., dated October 7, 1986, recorded in Real Record 094, Page 661, and as assigned to OTR, by assignment recorded in Real Record 191, Page 709, in Probate Office.
- M. UCC No. 15425 to Wachovia Bank and Trust Company, N.A., as assigned to OTR, by UCC No. 20510, in Probate Office.

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

91 MAR 29 PM 3:38

*Thomas H. Jennings*  
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	17.50
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	1.00
6. Certified Fee	—	\$	1.00
Total	—	\$	22.50

