

308

GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

105,000.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars, and other good and valuable consideration, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, COLONIAL PROPERTIES, INC., does by these presents, sell, grant, bargain and convey unto AMERICARE CENTERS CORPORATION, an Alabama corporation, (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1-B, according to Colonial Properties Survey of Lot 1-B and 1-C, Heatherbrooke Office Park, being a Resurvey of Lot 1, of a Resurvey of Lot 1, as recorded in Map Book 15, Page 46 in the Probate Office of Shelby County, Alabama.

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SUBJECT TO:

1. All taxes for the year 1991 and subsequent years not yet due and payable.
2. Fire dues, if any, due Cahaba Valley or North Shelby County Fire District.
3. Association dues, if any, due North Shelby County Library District.
4. 20-foot building line as shown by recorded Map.
5. Right of way to Alabama Power Company as recorded in Volume 97, page 556; Volume 109, page 289; Volume 182, page 51; Volume 285, page 93 and Real 302, page 379 in the Probate Office of Shelby County, Alabama.

David Tittle

Purchase price paid with mortgage funds

6. Coal, oil, gas and other mineral interests in, to or under the land are not transferred herein.
7. Declaration of Protective Covenants, Agreements, Easements, and Charges for Heatherbrooke Office Park of Shelby County, Alabama as recorded in 352, page 170 in the Probate Office of Shelby County, Alabama (the "Declaration").
8. All other matters of record.

The property transferred herein is conveyed with the restriction that the use of this land is restricted to use as a day care/learning center as described under the current B-1 zoning classification as granted by a special use permit by Shelby County or any uses allowed under both applicable zoning laws and the Declaration.

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

And said Colonial Properties, Inc. does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that its is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and 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.

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IN WITNESS WHEREOF, the said Colonial Properties, Inc., by its duly authorized officer has hereto set their signature and seal, this the 14<sup>th</sup> day of June, 1991.

COLONIAL PROPERTIES, INC.

By: Thomas H. Lowder  
THOMAS H. LOWDER

Its: President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Lowder, whose name as President of Colonial Properties, Inc., a corporation, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14<sup>th</sup> day of June, 1991.

Cathy Cantu Wright Lecker  
Notary Public  
My Commission Expires: 8/10/93

Prepared by:  
Bradley G. Siegal  
Leitman, Siegal, Payne & Campbell, P.C.  
600 North 20th Street, Suite 400  
Birmingham, Alabama 35203

Send Tax Notice to:  
Americare Centers Corporation  
P. O. Box 241223  
Montgomery, Alabama 36124-1223  
Attention: A. R. Tillery

2670j  
6/10/91

1. Deed Tax 40.00  
2. Mfg. Tax 0.00  
3. Recording Fee 7.50  
4. Issuance Fee 3.00  
5. No Tax Fee 0.00  
6. Parcel Tax 7.00  
Total 57.50

NOTARIAL PUBLIC  
I CERTIFY THIS INSTRUMENT WAS FILED  
91 JUL -8 PM 3:14  
JUDGE OF PROBATE

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