

5074R

147

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$ 2,500,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the grantee herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, COLONIAL PROPERTIES, INC. (hereinafter referred to as Grantor), does by these presents, grant, bargain, sell, and convey unto EQUITY PARTNERS JOINT VENTURE (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

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See Exhibit A which is attached hereto and incorporated herein by reference.

Subject To the Exceptions set forth on Exhibit B which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to said GRANTEE its successors and assigns forever.

Given under my hand and seal this 29th day of August, 1991.

COLONIAL PROPERTIES, INC.

BY: Thomas H. Lowder
THOMAS H. LOWDER

ITS: PRESIDENT

All purchase price paid with mortgage
closed simultaneously

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 AMSOUTH BANK N.A., a corporation, is signed to the foregoing 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 29th day of August, 1991.

Cathy Cartwright Secher
Notary Public

My Commission Expires: 8/10/93

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THIS INSTRUMENT PREPARED BY:

PHILLIP G. STUTTS, ESQ.
LEITMAN, SIEGAL, PAYNE & CAMPBELL, P.C.
600 North 20th Street
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Equity Partners Joint Venture
c/o Colonial Properties, Inc.
2101 6th Avenue North
Birmingham, Alabama 35203

1103p

EXHIBIT "A"

A part of land situated in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and from the East line of said 1/4 - 1/4 Section, turn an angle of 50 degrees, 21 minutes 41 seconds to the right and run in a Southwesterly direction a distance of 447.65 feet to a point; thence turn an interior angle of 107 degrees 32 minutes 48 seconds and run to the right in a Northwesterly direction a distance of 581.40 feet to a point; thence turn an interior angle of 30 degrees 08 minutes 54 seconds and run to the right in an Easterly direction a distance of 64.47 feet to a point; thence turn an interior angle of 271 degrees 22 minutes 10 seconds and run to the left in a Northerly direction a distance of 60.02 feet to a point; thence turn an interior angle of 88 degrees, 50 minutes 58 seconds and run to the right in an Easterly direction a distance of 270.67 feet to a point; thence turn an interior angle of 271 degrees, 07 minutes 03 seconds and run to the left in a Northerly direction a distance of 190.00 feet to a point; thence turn an interior angle of 76 degrees, 29 minutes 45 seconds and run to the right in a Southeasterly direction a distance of 327.05 feet to a point; thence turn an interior angle of 106 degrees 22 minutes 30 seconds and run to the right in a Southerly direction a distance of 12.70 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in an Easterly direction a distance of 10.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Southerly direction a distance of 56.00 feet to a point thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Westerly direction a distance of 7.50 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a Southerly direction a distance of 6.00 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in an Easterly direction a distance of 7.50 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Southerly direction a distance of 70.00 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in an Easterly direction a distance of 66.00 feet to a point; thence turn an interior angle of 156 degrees 43 minutes 56 seconds and run to the right in a Southeasterly direction a distance of 104.15 feet to the point of beginning.

EXHIBIT B

List of Encumbrances

1. Taxes for the year 1991 and subsequent years not yet due and payable.
2. Right-of-way for Alabama Power Company recorded in Real 302, Page 391 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way for Water Works and Sewer Board recorded in Real 282, Page 642 in said Probate Office.
4. Sanitary Sewer Easement recorded in Real 361, Page 819 in said Probate Office.
5. Easement for Ingress and Egress recorded in Real 361, Page 805 in said Probate Office.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP -4 AM 8:39

JUDGE OF PROBATE

1. Deed Tax	<u>no Tax Paid</u>
2. Mfg. Tax	<u>0.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>\$1.500</u>