

STATE OF ALABAMA)
SHELBY COUNTY)

1910

REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, Americare Centers Corporation (the "Borrower"), executed a certain Purchase Money Mortgage and Security Agreement (the "Mortgage") to Colonial Properties, Inc. (the "Lender") dated June 14, 1991, which said Mortgage was recorded on July 8, 1991 in Book 352, Page 193, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default having been made in the payment of the Note secured by such Mortgage, Colonial Properties, Inc., as Lender, foreclosed on said Mortgage after duly complying with all applicable Alabama laws and procedures regarding foreclosure, said Foreclosure Deed being recorded in Book 376 Page 124 in the Offices of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, now the Borrower desires to redeem and repurchase from the Lender the real property more particularly described below, and in payment in full of all obligations presented to the Borrower by the Lender of the itemization of expenses incurred by the Lender through the date of this Redemption.

WHEREAS, this Redemption is a redemption of property, for which recording fees have previously been paid when the property was conveyed (See Book 352, page 190).

NOW, THEREFORE, in consideration of the premises and of the payment of the balance shown on the itemization, and Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Lender does hereby sell and convey, with no representations or warranties other than set forth below, the real estate described below which is situated in Shelby County, Alabama and more particularly described as follows:

Lot 1-B, according to Colonial Properties, Inc.'s 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.

*Freeman, Sugar
600 North 90th St.
B'ham, AL 35203*

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TO HAVE AND TO HOLD unto the said Americare Centers Corporation, its successors and assigns forever.

The conveyance made herein is subject to taxes for the current year, not yet due and payable, possible liens and encumbrances which will be reinstated upon the redemption of the property and all matters of record. The only representation or warranty made herein by Colonial Properties, Inc. is that it has not, from the date of its Foreclosure Deed (December 3, 1991) through the date hereof, done any act which would have a material adverse effect on title to the property conveyed herein to the Borrower.

IN WITNESS WHEREOF, Colonial Properties, Inc. through its duly authorized officer has executed this Redemption Deed on this the 26 day of February, 1992.

COLONIAL PROPERTIES, INC.

By:

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 Redemption Agreement, 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 26th day of February, 1992.

Cathy Courtwright Seiber
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/10/93

THIS INSTRUMENT WAS PREPARED BY:

Bradley G. Siegal
Leitman, Siegal, Payne & Campbell, P.C.
Attorneys at Law
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: Mr. A. R. Tillery

February 24, 1992

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

92 FEB 26 PM 12: 15

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	7.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	12.50