

Send Tax Notice To:

Southbrook Village Shopping Center
c/o Mr. Ernest Joseph
1560 Montgomery Highway
Suite 212
Birmingham, Alabama 35216

STATE OF ALABAMA)

JEFFERSON COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 29th day of September, 1992 by JOE J. JOSEPH and ERNEST A. JOSEPH (hereinafter referred to as the "Grantors"), to SOUTHBROOK VILLAGE SHOPPING CENTER, LTD., (hereinafter referred to as the "Grantee") an Alabama limited partnership formed by Agreement dated June 12, 1986.

KNOW ALL MEN BY THESE PRESENTS:

Value \$500.00

That in consideration of the sum of Ten and NO/100 Dollars (\$10.00) in hand paid by Grantee to Grantors, the sufficiency of which is acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in Exhibit "A" attached hereto and made a part hereof by reference, situated in Shelby County, Alabama,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor 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 1992, but not due and payable until October 1, 1992, and for the year 1991 (unpaid)
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55, Page 586;
3. Right-of-Way granted to Alabama Power Company as shown by instrument recorded in Real 41, Page 845;
4. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 342, Page 939 and Real 42, Page 966; and
5. Indenture of Establishment of Protective Covenants, Conditions and Restrictions and Grants of Easements as recorded in Misc. Book in Real 106, Page 700.

All of the recorded instruments referred to hereinabove are recorded in the Probate Records of Shelby County, Alabama.

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

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

The Subject Property does not constitute the homestead of either Grantor. The Grantors intend that this conveyance, for federal income tax purposes, be treated as a contribution to the capital of the Grantee.

Inst # 1992-21869

IN WITNESS WHEREOF, the Grantors have executed this
Warranty Deed this 24th day of September 1992

Joe J. Joseph
JOE J. JOSEPH

Ernest Joseph
ERNEST JOSEPH

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE J. JOSEPH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of September

Monica Almiran
Notary Public

My Commission Expires: Feb 1996

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERNEST JOSEPH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of September, 1992

Donna J. Starnes
Notary Public

My Commission Expires: 7/14/93

EXHIBIT A

The following parcels of land situated in the northeast $\frac{1}{4}$ of section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Parcel 1: Commence at the Southwest corner of the north $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Said Section 2: Thence in a Easterly direction along the South line thereof and the North right of way line of 6th Avenue Southwest, a distance of 1133.23 feet to the intersection of the said North right of way, of 6th Avenue Southwest and the West right of way of Alabama Highway 119: thence Northeast along said right of way of Highway 119 a distance of 26.54 feet to the point of beginning: continue Northeast along said right of way a distance of 179.2 feet: Thence left an angle of $86^{\circ}-09'-30''$ a distance of 198 feet; Thence left an angle of 90° a distance of 111 feet; Thence right an angle of 90° a distance of 105 feet; Thence left an angle of 90° a distance of 75 feet; Thence left an angle of 90° a distance of 315 feet to the point of beginning.

Parcel 2: Commence at the Southwest corner of the North one half (North $\frac{1}{2}$) of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section 2; thence in an easterly direction along the South line thereof and the North right of way line of 6th Avenue S.W., a distance of 790.66 feet; thence 141° , 22 minutes, 49 seconds left in a northwesterly direction, a distance of 303.59 feet; thence 90° right in a northeasterly direction, a distance of 315.00 feet; thence 90° left in a northwesterly direction, a distance of 150. feet to point of beginning.; thence 90° right in a northeasterly direction, a distance of 343.19 feet to a point in JOHN ALLEN BRANCH; thence $91^{\circ}-42'-16''$ left in a Northwesterly direction along Said Branch, a distance of 45.18 feet; thence $37^{\circ}-9'-03''$ left a distance of 176.72 feet; thence $1^{\circ}-32'-05''$ left a distance of 93.19 feet; thence $66^{\circ}-31'-41''$ left a distance of 250.85 feet; thence $72^{\circ}-20'-29''$ left a distance of 145.00 feet; thence $90^{\circ}-0'$ left a distance of 75.00 feet; thence $90^{\circ}-0'$ right a distance of 45.00 feet to the point of beginning.

Inst # 1992-21869

10/01/1992-21869
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KJS 12.00