

(Name) Blue Cross/Blue Shield of Ala.

(Address) P.O. Box 995

Birmingham, AL 35398

This instrument was prepared by

(Name) R.J. Lederman, Attorney

(Address) P.O. Box 110, Tucson, AZ 85702

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Four Hundred Forty-Three Dollars
(\$,1443,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof
or we, Continental Development Co.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Blue Cross an Blue Shield of Alabama

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 19, Township 19 South, Range 2 West, and being more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of said Section; thence West along the South line of said 1/4-1/4 North 87 degrees 46 minutes 35 seconds West, 2723.44 feet; thence 90 degrees 00 minutes 00 seconds left 84.39 feet to the point of beginning; said point also being on the Southerly right-of-way line of a proposed road; thence 88 degrees 06 minutes 23 seconds right tangent to a curve to the left, said curve having a central angle of 11 degrees 22 minutes 48 seconds and a radius of 420.00 feet; thence along said curve and right-of-way 83.42 feet; thence continue tangent to said curve and right-of-way 109.97 feet to a curve to the right, said curve having a central angle of 11 degrees 02 minutes 00 seconds and a radius of 1402.00 feet; thence along said curve and right of way 269.98 feet; thence continue tangent to said curve and right of way 59.57 feet to a curve to the left, said curve having a central angle of 84 degrees 12 minutes 14 seconds and a radius of 220.00 feet; thence along said curve and right of way 323.32 feet to a curve to the left, said curve having a central angle of 98 degrees 05 minutes 07 seconds and a radius of 25.00 feet; thence along said curve and right of way 42.80 feet to a point, said point being the intersection of the proposed right of way and the Northeasterly right of way line of Riverchase Parkway East, said point also being on the beginning of a curve to the right, said curve having a central angle of 49 degrees 48 minutes 37 seconds and a radius of 661.41 feet; thence along said curve and right of way 575.00 feet; thence 115 degrees 43 minutes 36 seconds left from tangent of said curve and leaving said right of way North 21 degrees 46 minutes 40 seconds East, 532.27 feet to the point of beginning.

SUBJECT TO:

Taxes due and payable October 1, 1993.

Rights of parties in possession.

Transmission line permits to Alabama Power Company recorded in Deed Book 225, Page 996; In Deed Book 225, Page 998 and in Deed 310, Page 589, in Probate Office.

Oil, gas, petroleum and sulfur rights reserved in instrument recorded in Deed Book 127, Page 140, in Probate Office.

Declaration of protective covenants, charges, liens, agreements, easements, etc. (Business) recorded in Misc. Book 13, Page 50; amended in Misc. Book 15, Page 189, and amended in Misc. Book 19, Page 633, in Probate Office.

Reservations for easements recorded in deed to present owners recorded in Deed Book 306, Page 905, in Probate Office.

Right-of-way granted Alabama Power Company recorded in Book 357, Page 104.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We Lawyers Title have hereunto set our hands(s) and seal(s), this 30th
day of March 1993

P.O. Box 10766
Bham, AL 35202

Inst # 1993-08998
04/05/1993 08:19 AM
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD

CONTINENTAL DEVELOPMENT CO.

By:

Jack Gumbin

Its: General Partner

State of Arizona)

County of Pima)

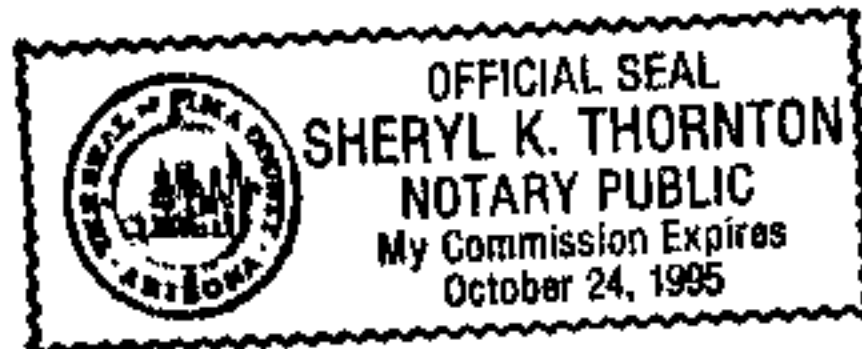
General Acknowledgment

I, Sheryl K. Thornton, a Notary Public in and for said County, in said State, hereby certify that Jack Gumbin, whose name as a general partner of Continental Development Co., a general partnership, 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, as such partner for and as the act of said partnership acting in his capacity as a general partner of Continental Development Co., as aforesaid executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March AD, 1993.

Sheryl K. Thornton
Notary Public

My Commission Expires: 10/24/95



Inst # 1993-08998
04/05/1993-08998
08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 1452.00