

THIS INSTRUMENT PREPARED BY:

SEND TAX BILL TO:

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

Colonial Realty Limited Partnership
c/o Colonial Properties Holding Company, Inc.
2101 6th Avenue North
Suite 750
Energen Building
Birmingham, Alabama 35202

Inst # 1993-30306

SPECIAL LIMITED WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

989,872.⁰⁰

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EQUITY PARTNERS JOINT VENTURE, an Alabama general partnership ("Grantor"), has bargained and sold and by these presents does transfer and convey unto COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Shelby County, State of Alabama described on Exhibit "A", which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference as well as to all taxes for the year 1993 and subsequent years not yet due and payable.

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

This is a special limited warranty deed. Grantor's only warranties hereunder are that this deed is executed and delivered with full authority of Grantor; that Grantor warrants that it has done nothing to adversely affect title since title was placed in its name, and that the Property is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein. No other warranties, express, implied or created by statute are included in this deed.

IN WITNESS WHEREOF, the said Grantor, by its general partner who is duly authorized to execute this conveyance, hereto sets its signature and seal this the 23rd day of September, 1993.

EQUITY PARTNERS JOINT VENTURE,
an Alabama general partnership

By: Colonial Properties, Inc.
Its: General Partner

By: 
Its: President

Inst # 1993-30306

~~STATE~~ OF _____)
DISTRICT OF COLUMBIA

~~COUNTY~~)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Thomas H. Louder, whose name as President of Colonial Properties, Inc., as general partner of Equity Partners Joint Venture, is signed to the foregoing conveyance, 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 in its capacity as general partner as aforesaid.

Given under my hand and official seal this 23rd day of September, 1993.


Notary Public
My Commission Expires: _____

REBECCA W. KILLION
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires February 28, 1998

DESCRIPTION OF PARCEL OF LAND
PROVIDE DESCRIPTION OF LAND
AND ALL EASEMENTS THERETO

3. The Land is described as follows:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 417.60 feet to a point; thence turn an angle to the left of 90°00'00" and run in an Easterly direction for a distance of 222.61 feet to a point; thence turn an angle to the left of 68°28'17" and run in a Northeasterly direction for a distance of 454.46 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left of 112°17'13" and run in a Westerly direction along said North line for a distance of 389.42 feet to the point of beginning.

Together with those certain easements recorded in Real 79, Page 889, Real 79, Page 890 and Real 79, Page 896.

Exhibit B

1. Taxes and assessments for the year 1993, and subsequent years, which are not yet due and payable.
2. Access and other easements and rights recorded in Real 79, page 889, in the Probate Office of Shelby County, Alabama.
3. Sign Easement and other easements and rights recorded in Real 79, page 890, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 109, page 499 and Volume 239, page 214, in the Probate Office of Shelby County, Alabama.
5. Agreement between Southern Ready Mix and Cross & Kimbrell Partnership, recorded in Real 79, page 896, in the Probate Office of Shelby County, Alabama.

Meadowbrook Mini Storage

Inst # 1993-30306

10/01/1993-30306
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCB 1007.00