

Send tax notice to:
HSW Riverchase Associates, L.P.
111 Westwood Place, Suite 107
Brentwood, Tennessee 37027

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
2001 Park Place
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

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Value
1,364,700

Inst # 1994-11458

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration in hand paid to Andrew C. Shugart, an unmarried man ("Grantor"), by HSW Riverchase Associates, L.P., a Tennessee Limited Partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Map and Survey of Southwood Park Estates, Second Addition to Hoover, as recorded in Map Book 17, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Taxes due in the year 1994, a lien, but not yet payable
2. The rights of other parties to the use of easements and roadways as shown by the survey of Carr & Associates Engineering, Inc. dated January 25, 1994 and as shown by Map Book 16, page 43 of the Office of the Judge of Probate of Shelby County, Alabama, and record plat Map Book 17, page 90
3. Easement for sanitary sewer over and across the subject property set forth in Deed Book 97, page 541
4. All easements and limitations of access as shown by the survey of Carr & Associates Engineering, Inc. dated January 25, 1994, and record plat Map Book 17, page 90

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Ad. Title

5. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, page 464; Deed Book 127, page 140; and Deed Book 64, page 501
6. Permits to Alabama Power Company recorded in Deed Book 252, page 182, and in Deed Book 252, page 184 (as to west half of NW 1/4)
7. Agreement with Blue Cross-Blue Shield, recorded in Misc. Book 19, page 690
8. Declaration of Protective Covenants, Agreements, Easements and Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, page 50, as amended by Amendment No. 1, recorded in Misc. Book 15, page 189, and further amended by Amendment No. 2, recorded in Misc. Book 19, page 633
9. Restrictions set forth in instrument recorded in Deed Book 331, page 757
10. Easements and reservations set forth in instrument recorded in Real Volume 362, page 847
11. Extension of Oakchase Drive and Riverchase Trail in Northeast corner as shown on survey of Carr & Associates Engineering, Inc., dated January 25, 1994

All recording information set forth above is with reference to instruments recorded in the Office of the Judge of Probate of Shelby County, Alabama.

And Grantor does for himself, his heirs, executors, administrators, and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on or as of the 7th day of April, 1994.



Andrew C. Shugart

STATE OF ALABAMA

JEFFERSON COUNTY

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I, the undersigned, hereby certify that Andrew C. Shugart, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 7th day of April, 1994.

Paula A. Slife

Notary Public

[NOTARIAL SEAL]

My commission expires: 1-19-97

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