

**THIS INSTRUMENT PREPARED BY:**

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**SEND TAX NOTICE TO:**

Birmingham Highway 280 Hotel, Inc.  
P. O. Box 5566  
Dothan, Alabama 36302

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

*Consideration*

*\$ 380,000.00*

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned grantor, RYAN INSURANCE GROUP, INC., a corporation organized and existing under the laws of the State of Delaware (herein referred to as "Grantor") does hereby grant, bargain, sell and convey unto Birmingham Highway 280 Hotel, Inc., an Alabama Corporation, (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, described in Exhibit "A", which is attached hereto and made a part hereof (the "Property"). This conveyance is made subject to taxes for the year 1994, a lien, but not yet payable, and all easements and restrictions set forth in Exhibit "B" hereto.

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

And the Grantor does covenant with the Grantee that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor shall warrant and defend the same to Grantee, forever against the lawful claims of all persons.

05/31/1994-17291  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 17.00

Inst # 1994-17291

IN WITNESS WHEREOF, the said Grantor, by its authorized officer, has hereunto set its signature and seal, as of the 13th day of May, 1994.

WITNESS:

[Signature]

GRANTOR:

RYAN INSURANCE GROUP, INC.

By: [Signature]  
Its: As V.P.

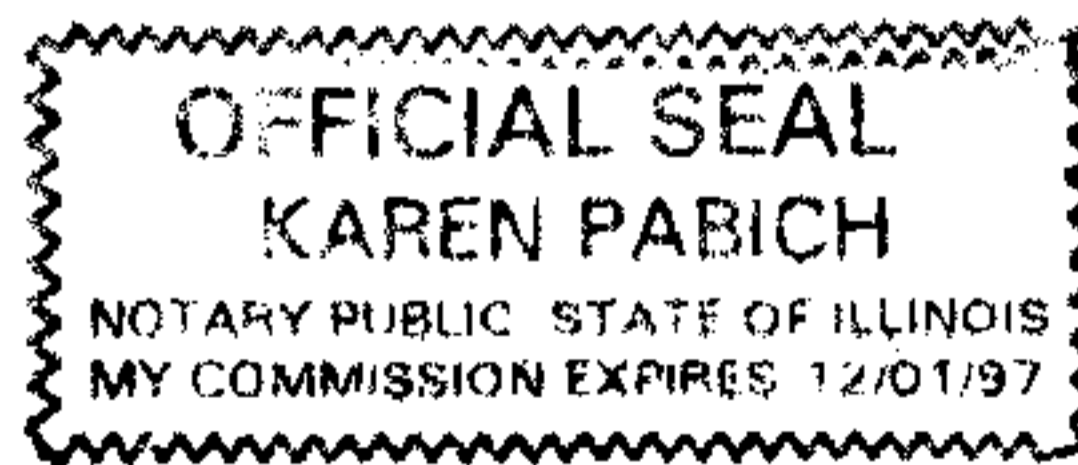
STATE OF ILLINOIS     )  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County in said State, hereby Certify that Kyle L. Campbell, whose name as Senior Vice President of Ryan Insurance Group, Inc., a corporation, 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, as such officer, executed the same voluntarily for and as an act of the Corporation.

Given under my hand and seal this the 13th day of May, 1994.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



## LEGAL DESCRIPTION

### EXHIBIT "A"

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Begin at a 3" capped pipe at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and run in a Northerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 289.22 feet to a capped rebar; thence turn an interior angle of  $51^{\circ}22'09''$  and run to the right in a Southeasterly direction a distance of 83.03 feet to a rebar; thence turn an interior angle of  $269^{\circ}42'38''$  and run to the left in a Northeasterly direction a distance of 68.18 feet to a capped rebar; thence turn an interior angle of  $90^{\circ}01'34''$  and run to the right in a Southeasterly direction a distance of 247.86 feet to a  $\frac{1}{2}$ " rebar; thence turn an interior angle of  $93^{\circ}05'32''$  and run to the right in a Southwesterly direction a distance of 173.95 feet to a rebar on the South line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36; thence turn an interior angle of  $123^{\circ}59'43''$  and run to the right in a Westerly direction along said South line a distance of 198.95 feet to the POINT OF BEGINNING; containing 1.45 acres, more or less.

Being a part of Lot 4, Key Pointe Subdivision, as shown on that certain Map recorded at Map Book 13, Page 61 in the Office of the Judge of Probate of Shelby County, Alabama.

## PERMITTED EXCEPTIONS

### EXHIBIT "B"

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1. 1994 and subsequent years ad valorem taxes.
2. Restrictive covenants shown in that certain Statutory Warranty Deed recorded at Volume Book 234, Page 144 and subsequently re-recorded at Volume Book 235, Page 837 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Declaration of Protective Covenants, Conditions and Restrictions as found recorded at Real Volume Book 232, Page 309 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Real Volume Book 182, Page 328 and Volume Book 103, Page 39 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easements as shown by recorded map.
6. Coal, oil, gas and other mineral interests in, to or under the land herein described.

except.mis

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