

Purchase Price was paid from proceeds of mortgage loan executed simultaneously

Send Tax Notice To:

Walk, L.L.C.
2020 Lakemoor Drive
Birmingham, AL 35244
Attn: Mr. Don Parks

STATE OF ALABAMA)

SHELBY COUNTY)

* 225,000

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 29th day of July, 1994, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to Walk, L.L.C., an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does, by these presents, grant, bargain, sell and convey unto Grantee, Walk, L.L.C., that certain real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property"), together with a perpetual non-exclusive sanitary sewer easement in and upon that certain real estate situated in Shelby County, Alabama, and more particularly described in Exhibit B attached hereto and incorporated herein by reference (the "Sewer Easement Area"), the purposes and characteristics of said easement being further described hereinbelow,

TOGETHER WITH all other 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. A lien for ad valorem taxes for tax year 1994 not yet due and payable;
2. Restrictions, covenants and conditions as set forth in the instrument recorded as Instrument No. 1994-01702 in the Probate Office of Shelby County, Alabama.
3. The private sanitary sewer easement hereinafter reserved to Grantor across Parcel A of the Subject Property, as described in Exhibit A.
4. A public storm drainage easement twenty (20) feet in width along the eastern boundary of Parcel A of the Subject Property, as shown on that certain survey plat recorded at Map Book 18, Page 108 in the Probate Office of Shelby County, Alabama.
5. Zoning classification of B-2 under the zoning ordinances of the City of Pelham.
6. Riparian rights in and to Bishop Creek.
7. The subject property, or portions thereof, is located in a flood plain.
8. The warranty of title implied herein shall not apply to any parts of Parcel B, as described on Exhibit A, which lie within Bishop Creek.

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SHELBY COUNTY JUDGE OF PROBATE
007 MCD 24.50

Inst # 1994-24348

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Alabama title

9. The warranty of title implied herein shall not apply to any mineral and mining rights concerning any portion of the Subject Property.

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

By these presents, Grantor does grant, bargain, sell, assign and convey unto Grantee a non-exclusive easement to install, maintain, repair and use sewage facilities, including but not limited to a force main, for the benefit of the Subject Property in and upon the Sewer Easement Area, as defined above, in accordance with the terms of the non-exclusive, perpetual sanitary sewer easement reserved by Grantor pursuant to that certain deed to Kanu S. Patel recorded as Instrument No. 1994-01699 in the Probate Office of Shelby County, Alabama (the "Patel Deed"), said easement and the associated covenants to be (i) easements and covenants running with the land, (ii) a burden on that certain real property previously conveyed by Grantor to Kanu S. Patel by Statutory Warranty Deed recorded January 18, 1994 as Instrument No. 1994-01699 in the Probate Office of Shelby County, Alabama (the "Patel Property"), (iii) binding upon the owner of the Patel Property, its or his heirs, successors and assigns, and (iv) easements and covenants which inure to the benefit of Grantee and its successors and assigns as to the Subject Property. Grantee acknowledges that Grantor herein reserves unto itself, its successors and assigns, non-exclusive, perpetual sanitary sewer easement rights in and to the Sewer Easement Area in accordance with the reservation by Grantor in the Patel Deed.

Grantor reserves from the conveyance herein of the Subject Property a non-exclusive perpetual sanitary sewer easement (the "Reserved Sewer Easement") in and upon that certain real estate (the "Reserved Easement Area") which is ten (10) feet in width and is contiguous with that certain roadway designated as "Bishop Circle," all as reflected on the Boundary and Topographical Survey for Cock of the Walk prepared by Miller, Triplett & Miller Engineers, Inc., dated June 17, 1994 and revised July 7, 1994 and July 18, 1994 (the "Survey Plat"). The Reserved Easement Area also is described in Exhibit C attached hereto and incorporated by reference herein. Said Easement may be used for the installation, repair, maintenance and use of an underground sanitary sewer line, including but not limited to a force main; provided, however, that Grantee may use the Reserved Easement Area for paving for ingress, egress and parking, installation of curb and gutter and landscaping, and for such other purposes as are not inconsistent with the use of the Reserved Easement Area for the above-stated purposes, it being further understood, however, that no building structure shall be erected or placed within the Reserved Easement Area.

Grantor shall have the right to maintain and repair such sanitary sewer line as it may install in the Reserved Easement Area, provided that such maintenance and repair activities do not impede ingress and egress to and from the Subject Property and otherwise do not unreasonably or materially interfere with Grantor's use and enjoyment of the Subject Property. In the event it becomes necessary for Grantor or its successors or assigns to disturb the Sewer Easement Area (including but not limited to any removal or other disturbance of any paving, curb, gutter, landscaping or other improvements in or to the Easement Area) in order to conduct necessary repairs and maintenance, any improvements which are removed shall be replaced and the Reserved Easement Area promptly thereafter shall be returned to substantially the same condition as it existed prior to such repair or maintenance, the same to be done in a good and workmanlike manner.

Subject to the limitation described hereinbelow as to assignability of the Reserved Sewer Easement, said Easement and the covenants and conditions associated therewith are and shall be (i) easements, covenants and conditions running with that certain parcel of real estate (the "Benefitted Property") bounded by the Subject Property on the northwest, by the aforesaid Bishop Circle on the northeast, that certain roadway designated on the Survey Plat as the Drive to Oak Mountain Amphitheater on the southwest, and that certain panel of real property designated on the Survey Plat as the Rogers Army Navy Outdoor site on the east, (ii) a burden on the Subject Property, (iii) binding on the Grantee, its successors and assigns, and (iv) easements, covenants and conditions which inure to the benefit of Grantor and its successors and assigns as to the Benefitted Property. Notwithstanding the foregoing, Grantor and Grantee

intend that the burden of the Reserved Sewer Easement upon the Subject Property may not be increased as a result of any division or subdivision of the Benefitted Property.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, 119 Properties, Ltd., by its General Partner, Cahaba Valley Properties, Inc., which is duly authorized to execute this conveyance, has hereto set its signature and seal this the 29th day of July, 1994.

119 PROPERTIES, LTD., an Alabama
limited partnership

By: Cahaba Valley Properties, Inc.
Its General Partner

By: Charles H. Stephens
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Stephens, whose name as President of Cahaba Valley Properties, Inc., the General Partner of 119 Properties, Ltd., an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 29th day of July, 1994.

Janice J. Calfee
Notary Public

My Commission Expires: 10/6/96

THIS INSTRUMENT PREPARED BY:

B. GLENN MURDOCK
Wallace, Jordan, Ratliff, Byers & Brandt
2000-A SouthBridge Parkway
Suite 525
Birmingham, AL 35209

PARCEL B:

DESCRIPTION:

PART OF S.E. 1/4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAME FOR 1,826.71 FEET; THENCE 122°-59'-53" LEFT AND RUN NORTHWESTERLY FOR 399.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OAK MOUNTAIN PARK ROAD; THENCE CONTINUE NORTHWESTERLY ALONG THE SAME COURSE FOR 846.69 FEET; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY FOR 152.01 FEET; THENCE 90°-00'-00" LEFT AND RUN NORTHWESTERLY FOR 349.02 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHWESTERLY FOR 160.00 FEET; THENCE 88°-41'-21" RIGHT AND RUN NORTHWESTERLY FOR 25.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 253.07 FEET; THENCE 14°-02'-10" RIGHT AND CONTINUE NORTHEASTERLY FOR 9.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE 30°-57'-50" RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 62.56 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 45°-00'-00" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 390.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 90°-00'-00" LEFT AND RUN NORTHEASTERLY FOR 575.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN STATE PARK ROAD; THENCE 86°-19'-31" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 142.98 FEET; THENCE 22°-07'-10" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 187.31 FEET TO THE SOUTH EAST CORNER OF THE WAFFLE HOUSE SITE, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST STATED COURSE FOR 78.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3579.72 FEET AND SUBTENDING A CENTRAL ANGLE OF 00°-33'-45"; THENCE 11°-36'-42" RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID RIGHT OF WAY LINE FOR 35.15 FEET TO A POINT AT THE NORTHEAST CORNER OF THE PEACHES AND CREAM SITE; THENCE 62°-14'-05" RIGHT FROM THE CHORD OF SAID CURVE AND RUN SOUTHWESTERLY ALONG THE NORTH PROPERTY LINE OF SAID PEACHES AND CREAM SITE AND ALONG THE NORTH LINE OF THE S.D.P. MOTEL SITE FOR 321.34 FEET; THENCE 06°-12'-14" LEFT AND RUN SOUTHWESTERLY ALONG THE NORTH LINE OF SAID S.D.P. MOTEL SITE AND ALONG THE NORTH LINE OF THE COCK OF THE WALK SITE FOR 449.57 FEET TO THE NORTHWEST CORNER OF SAID COCK OF THE WALK SITE; THENCE 92°-36'-06" RIGHT AND RUN NORTHWESTERLY FOR 506.69 FEET; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY FOR 78.38 FEET TO THE SOUTHWEST CORNER OF THE SEARS SERVICE CENTER SITE; THENCE 25°-10'-15" RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID SEARS SERVICE CENTER SITE AND ALONG THE SOUTH LINE OF THE TRUSTHOUSE FORTE HOTEL SITE FOR 620.32 FEET; THENCE 07°-52'-59" RIGHT AND RUN SOUTHEASTERLY ALONG SAID TRUSTHOUSE FORTE HOTEL SITE AND ALONG THE WAFFLE HOUSE SITE FOR 219.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 263,353.50 SQUARE FEET, MORE OR LESS, OR 6.04 ACRES, MORE OR LESS.

EXHIBIT A TO
STATUTORY WARRANTY DEED
DATED JULY 29, 1994,
FROM 119 PROPERTIES, LTD.
TO WALK, L.L.C.

The real property conveyed by the statutory warranty deed of which this Exhibit A is a part includes each of the following two parcels of real property:

PARCEL A:

DESCRIPTION:

PART OF S.E. 1/4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAME FOR 1,826.71 FEET; THENCE 122°-59'-53" LEFT AND RUN NORTHWESTERLY FOR 399.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OAK MOUNTAIN PARK ROAD; THENCE CONTINUE NORTHWESTERLY ALONG THE SAME COURSE FOR 846.69 FEET; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY FOR 152.01 FEET; THENCE 90°-00'-00" LEFT AND RUN NORTHWESTERLY FOR 349.02 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHWESTERLY FOR 160.00 FEET; THENCE 88°-41'-21" RIGHT AND RUN NORTHWESTERLY FOR 25.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 253.07 FEET; THENCE 14°-02'-10" RIGHT AND CONTINUE NORTHEASTERLY FOR 9.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE 30°-57'-50" RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 62.56 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 45°-00'-00" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 390.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 90°-00'-00" LEFT AND RUN NORTHEASTERLY FOR 575.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN STATE PARK ROAD; THENCE 86°-19'-31" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 142.98 FEET; THENCE 22°-07'-10" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 266.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,579.72 FEET AND SUBTENDING A CENTRAL ANGLE OF 03°-16'-07"; THENCE 08°-19'-34" RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 204.22 FEET; THENCE FROM SAID CHORD 09°-37'-54" LEFT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 96.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,599.42 FEET AND SUBTENDING A CENTRAL ANGLE OF 02°-19'-55"; THENCE 13°-55'-51" RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 146.49 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID OAK MOUNTAIN STATE PARK ROAD AND THE NORTH RIGHT OF WAY LINE OF A PROPOSED STREET; THENCE FROM THE CHORD OF SAID CURVE 97°-35'-27" RIGHT AND RUN SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 300.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 17°-54'-41"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 15.63 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE FROM THE TANGENT OF SAID CURVE 97°-08'-18" RIGHT AND RUN NORTHWESTERLY FOR 210.58 FEET TO A POINT ON THE APPROXIMATE FLOODWAY LINE OF BISHOPS CREEK; THENCE 121°-47'-55" LEFT AND RUN SOUTHWESTERLY ALONG SAID APPROXIMATE FLOODWAY LINE FOR 442.86 FEET; THENCE 87°-23'-54" LEFT AND RUN SOUTHEASTERLY FOR 200.21 FEET; THENCE 92°-36'-06" LEFT AND RUN NORTHEASTERLY FOR 276.49 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SAID PROPOSED STREET, SAID POINT BEING ON A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 85°-26'-04"; THENCE 60°-46'-27" LEFT TO BECOME TANGENT TO SAID CURVE AND RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 74.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 75,922.13 SQUARE FEET, MORE OR LESS, OR 1.74 ACRES, MORE OR LESS.

EXHIBIT B TO
STATUTORY WARRANTY DEED
DATED JULY 27, 1994,
FROM 119 PROPERTIES, LTD.
TO WALK, L.L.C.

PART OF S.E. 1/4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE RUN EAST ALONG THE SOUTH LINE OF SAME FOR 1,826.71 FEET; THENCE 122°-59'-53" LEFT AND RUN NORTHWESTERLY FOR 399.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OAK MOUNTAIN PARK ROAD; THENCE CONTINUE NORTHWESTERLY ALONG THE SAME COURSE FOR 846.69 FEET; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY FOR 152.01 FEET; THENCE 90°-00'-00" LEFT AND RUN NORTHWESTERLY FOR 349.02 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHWESTERLY FOR 160.00 FEET; THENCE 88°-41'-21" RIGHT AND RUN NORTHWESTERLY FOR 25.0 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 91°-18'-39" RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 253.07 FEET; THENCE 14°-02'-10" RIGHT AND CONTINUE NORTHEASTERLY FOR 9.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE 30°-57'-50" RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 62.56 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 45°-00'-00" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 390.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE 90°-00'-00" LEFT AND RUN NORTHEASTERLY FOR 575.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN STATE PARK ROAD; THENCE 86°-19'-31" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 142.98 FEET; THENCE 22°-07'-10" RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 266.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,579.72 FEET AND SUBTENDING A CENTRAL ANGLE OF 03°-16'-07"; THENCE 08°-19'-34" RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 204.22 FEET; THENCE FROM SAID CHORD 09°-37'-54" LEFT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 96.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,599.42 FEET AND SUBTENDING A CENTRAL ANGLE OF 02°-19'-55"; THENCE 13°-55'-51" RIGHT TO THE CHORD OF SAID CURVE AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 136.42 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 10.07 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID OAK MOUNTAIN STATE PARK ROAD AND THE NORTH RIGHT OF WAY LINE OF A PROPOSED STREET; THENCE FROM TANGENT OF SAID CURVE 96°-25'-30" RIGHT AND RUN SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 300.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 17°-54'-41"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 15.63 FEET TO THE END OF SAID CURVE; THENCE FROM THE TANGENT OF SAID CURVE 97°-08'-18" RIGHT AND RUN NORTHWESTERLY FOR 10.07 FEET; THENCE 84°-03'-24" RIGHT TO BECOME TANGENT TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 16°-43'-00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR 17.51 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN EASTERLY, PARALLEL TO AND 10 FEET FROM THE NORTH RIGHT OF WAY LINE OF SAID PROPOSED STREET FOR 299.35 FEET TO THE POINT OF BEGINNING.

EXHIBIT C TO
STATUTORY WARRANTY DEED
DATED JULY 29, 1994,
FROM 119 PROPERTIES, LTD.
TO WALK, L.L.C.

PART OF S.E. 1/4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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Inst # 1994-24348

08/04/1994-24348
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD 24.50