

1,604.118.00 *12*

STATE OF ALABAMA )

SHELBY COUNTY )

DEED

In consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to Charles E. Morgan, Niel C. Morgan, Jr. (a/k/a Neil C. Morgan, Jr.) and Daniel G. Morgan (collectively the "Grantors") by Oxmoor II, Inc., a California corporation (the "Grantee"), the receipt and sufficiency of which the Grantors hereby acknowledge, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the real estate located in Shelby County, Alabama and described on Exhibit A attached hereto and made a part hereof.

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Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the tax year ending September 30, 1995 and all subsequent years.

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

The real estate described on Exhibit A is not the homestead of any of the Grantors.

\$1,200,000 of the purchase price of the real estate described on Exhibit A was paid from the proceeds of the mortgage loan made to the Grantee and closed simultaneously with the delivery of this deed.

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10/12/1994-31082  
03:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
010 MCD 33.00

IN WITNESS WHEREOF, the Grantors have hereunto set their hands  
and seals on this 7<sup>th</sup> day of October, 1994.

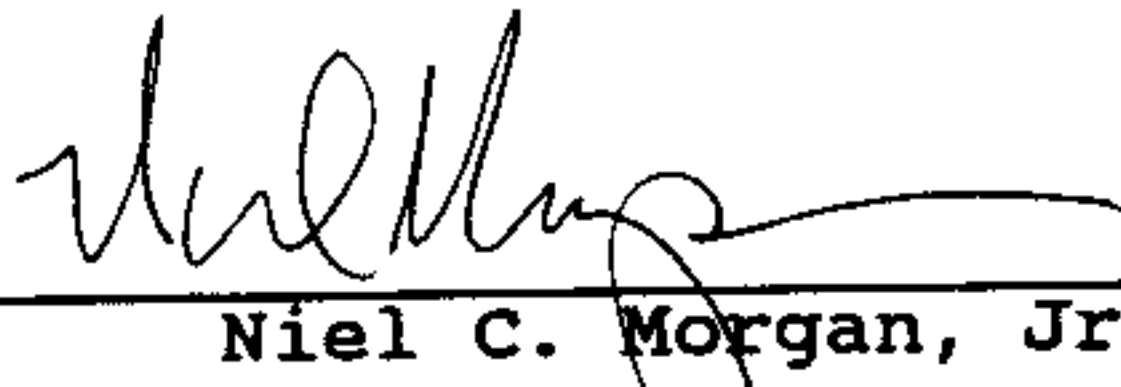
Charles E. Morgan (L.S.)  
Charles E. Morgan

\_\_\_\_ (L.S.)  
Niel C. Morgan, Jr.

\_\_\_\_ (L.S.)  
Daniel G. Morgan

IN WITNESS WHEREOF, the Grantors have hereunto set their hands  
and seals on this 7<sup>th</sup> day of October, 1994.

\_\_\_\_\_  
Charles E. Morgan (L.S.)

  
\_\_\_\_\_  
Niel C. Morgan, Jr. (L.S.)

\_\_\_\_\_  
Daniel G. Morgan (L.S.)

IN WITNESS WHEREOF, the Grantors have hereunto set their hands  
and seals on this 7<sup>th</sup> day of October, 1994.

\_\_\_\_\_(L.S.)  
Charles E. Morgan

\_\_\_\_\_(L.S.)  
Niel C. Morgan, Jr.

  
\_\_\_\_\_(L.S.)  
Daniel G. Morgan

STATE OF Alabama )

Juscelino COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles E. Morgan, 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal this the 1<sup>st</sup> day of October, 1994.

Jean Hansford  
Notary Public

AFFIX SEAL

My commission expires:

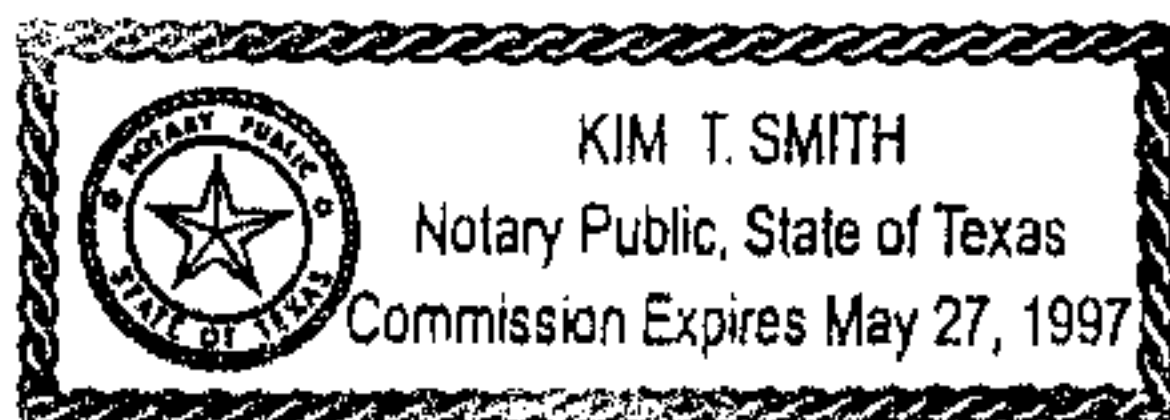
6/6/95

STATE OF Texas )

Harris COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Niel C. Morgan, Jr., 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal this the 7<sup>th</sup> day of October, 1994.



Kim T. Smith  
Notary Public

AFFIX SEAL

My commission expires: May 27, 1997

STATE OF Colorado )

\_\_\_\_\_ COUNTY Denver )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel G. Morgan, 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal this the 7th day of October, 1994.

Margie I. Seifeira  
Notary Public

AFFIX SEAL

My commission expires: 3/9/96

This instrument prepared by:

Heyward C. Hosch  
Walston, Stabler, Wells,  
Anderson & Bains  
Financial Center, Suite 500  
505 North 20th Street  
Birmingham, Alabama 35203

EXHIBIT A

Description of Property

The real estate consists of Parcels 1-A, 1-B, and 1-C and each of the same is described on the following pages.



PARCEL 1A

A parcel of land located in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West; thence run in a Westerly direction along the North line of said 1/4 section for a distance of 301.28 feet to the POINT OF BEGINNING; from the point of beginning thus obtained, thence turn a deflection angle to the left of  $51^{\circ}49'38''$  and run in a Southwesterly direction a distance of 524.87 feet to a point; thence turn an interior angle of  $195^{\circ}42'53''$  and run to the right in a Southwesterly direction a distance of 15.00 feet to a point; thence turn an interior angle of  $77^{\circ}49'02''$  and run to the left in a Southeasterly direction a distance of 195.60 feet to a point; thence turn an interior angle of  $193^{\circ}53'06''$  and run to the right in a Southeasterly direction a distance of 185.50 feet to a point; thence turn an interior angle of  $183^{\circ}06'00''$  and run to the right in a Southeasterly direction a distance of 201.40 feet to a point; thence turn an interior angle of  $183^{\circ}14'59''$  and run to the right in a Southeasterly direction a distance of 584.59 feet to a point; thence turn an interior angle of  $86^{\circ}27'28''$  and run to the left in a Northeasterly direction a distance of 406.08 feet to a point; thence turn an interior angle of  $91^{\circ}53'48''$  and run to the left in a Northwesterly direction a distance of 60.00 feet to a point; thence turn an interior angle of  $268^{\circ}06'12''$  and run to the right in a Northeasterly direction a distance of 60.04 feet to a point; thence turn an interior angle of  $91^{\circ}53'48''$  and run to the left in a Northwesterly direction a distance of 445.73 feet to a point; thence turn an interior angle of  $268^{\circ}06'12''$  and run to the right in a Northeasterly direction a distance of 517.09 feet to a point; thence turn an interior angle of  $91^{\circ}53'48''$  and run to the left in a Northwesterly direction a distance of 624.14 feet along the Southeast boundary line of Block 1 of Cahaba Valley Park North to a point; thence turn an interior angle of  $119^{\circ}45'59''$  and run to the left along said boundary line of Block 1 in a westerly direction a distance of 571.50 feet to a point; thence turn an interior angle of  $89^{\circ}56'23''$  and run to the left in a Southerly direction a distance of 104.61 feet to the POINT OF BEGINNING. Said Parcel contains 22.6873 acres, more or less.

PARCEL 1B

A parcel of land located in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West; thence run in a Westerly direction along the North line of said 1/4 section for a distance of 301.28 feet to the POINT OF BEGINNING; from the point of beginning thus obtained, thence turn a deflection angle to the right of 90°00'00" and run in a Northeasterly direction a distance of 104.61 feet to a point; thence turn an interior angle of 90°03'37" and run to the left along the Southerly boundary line of Block 1 of Cahaba Valley Park North in a Westerly direction a distance of 548.79 feet to a point; thence turn an interior angle of 86°30'35" and run to the left in a Southerly direction a distance of 105.38 feet to a point on the North line of the Southwest 1/4 of said section; thence turn an interior angle of 93°25'48" and run to the left in an Easterly direction along said 1/4 line a distance of 542.49 feet to the POINT OF BEGINNING. Said parcel contains 1.3140 acres, more or less.

PARCEL 1C

A parcel of land located in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, thence run in a Westerly direction along the North line of said 1/4 section for a distance of 301.28 feet to a point; thence turn a deflection angle to the left of 51°49'38" and run in a Southwesterly direction a distance of 524.87 feet to a point, thence turn a deflection angle to the right of 15°42'53" and run in a Southwesterly direction a distance of 15.00 feet to a point; thence turn a deflection angle to the left of 102°10'58" and run in a Southeasterly direction a distance of 195.60 feet to a point; thence turn a deflection angle to the right of 13°53'06" and run in a Southeasterly direction a distance of 185.50 feet to a point; thence turn a deflection angle to the right of 3°06'00" and run in a Southeasterly direction a distance of 201.40 feet to a point; thence turn a deflection angle to the right of 3°14'59" and run in a Southeasterly direction a distance of 584.59 feet to a point; thence turn a deflection angle to the left of 93°32'32" and run in a Northeasterly direction a distance of 466.12 feet to the POINT OF BEGINNING; from the point of beginning thus obtained, thence continue along last described course in a Northeasterly direction a distance of 517.09 feet to a point; thence turn an interior angle of 91°53'48" and run to the left in a Northwesterly direction along the Southeasterly boundary of Cahaba Valley Park North a distance of 505.73 feet to a point; thence turn an interior angle of 88°06'12" and run to the left in a Southwesterly direction a distance of 517.09 feet to a point; thence turn an interior angle of 91°53'48" and run to the left in a Southeasterly direction a distance of 505.73 feet to the POINT OF BEGINNING. Said parcel contains 6.00 acres, more or less.

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