

8300,000.00

GENERAL WARRANTY DEED

STATE OF ALABAMA     )

SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, AMERICARE CENTERS CORPORATION, does by these presents, sell, grant, bargain and convey unto THE CAHABA GIRL SCOUT COUNCIL, (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached hereto as Exhibit "A".

SUBJECT TO:

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable. Building set-back line as set out in Map Book 15 Page 46 and Real 352, Page 170. Public easements as shown by recorded plat.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed 97 Page 566; Deed 192 Page 51; Deed 109 Page 289; Deed 285 Page 93 and Real 302 Page 379 in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 4 Page 394 in Probate Office.
4. Declaration of Protective Covenants, Easements, and Charges for Heatherbrooke Office Park of Shelby County,

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Alabama, as recorded in Real 352 Page 170 in the Probate  
Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Grantee, his successors and assigns  
forever. The property herein conveyed is not the homestead of the Grantor.

And said Americare Centers Corporation does for itself, its successors and  
assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized  
in fee simple of said premises, that said premises are free from all encumbrances  
unless otherwise noted above, that it has a good right to sell and convey the same as  
aforesaid, and that it will, and its successors and assigns shall, warrant and defend the  
same to the said Grantee, its successors, and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, the said Americare Centers Corporation has hereto  
set its signature this the 22nd day of November, 1994.

AMERICARE CENTERS CORPORATION

By:   
A. R. Tillery  
Its: President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that A. R. Tillery, whose name as President of Americare Centers Corporation, a corporation, is signed to the foregoing General Warranty Deed, 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.

Given under my hand and official seal this 22<sup>nd</sup> day of November, 1994.

Lynda L. Mantooth

NOTARY PUBLIC

MY COMMISSION EXPIRES MY COMMISSION EXPIRES MAY 27, 1998

Prepared by:

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

Send Tax Notice to:

The Cahaba Girl Scout Council  
3600 8th Avenue South  
Suite 200  
Birmingham, Alabama 35222

# EXHIBIT "A"

Lot 1-B, according to Colonial Properties Survey of Lot 1-B and 1-C, Heatherbrooke Office Park, as recorded in Map Book 15 page 46 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described by metes and bounds as follows:  
Begin at the northwest corner of Lot 1-B of Colonial Properties Survey of Lot 1-B and 1-C, Heatherbrooke Office Park as recorded in Map Book 15 page 46 in the Office of the Judge of Probate, Shelby County, Alabama, said point of beginning also being on the southerly right of way line of Heatherbrooke Park Drive (right of way with 60 feet) and on a curve to the left having a central angle of 05 deg. 48 min. 31 sec. (map 05 deg. 48 min. 35 sec.) and a radius of 1430.00 feet (measured and map ); thence run southeasterly along said right of way line and along the arc of said curve for a distance of 144.97 feet (map 145.00 feet); thence turn an interior angle to the left, as measured from the chord of the preceding curve, of 92 deg. 54 min. 15 sec. and leaving said right of way line run in a southwesterly direction radial to said curve and along the easterly line of said Lot 1-B for a distance of 254.15 feet (map 253.82 feet); thence turn an interior angle to the left of 65 deg. 28 min. 06 sec. (map 65 deg. 32 min. 31 sec.) and run in a northwesterly direction along the southwesterly line of said Lot 1-B for a distance of 182.78 feet (map 182.44 feet); thence turn an interior angle to the left of 107 deg. 54 min. 27 sec. (measured and map) and run in a northeasterly direction along the westerly line of said Lot 1-B for a distance of 186.85 feet (measured and map ) to the aforementioned southerly right of way line of Heatherbrooke Park Drive and the Point of Beginning; being situated in Shelby County, Alabama.

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