

506,000.00

1995-05806

This instrument prepared by:
J. FRED POWELL, Esquire
Burr & Forman
420 North 20th Street, Suite 3000
Birmingham, Alabama 35203

Send Tax Notice To:
Daniel Oak Mountain Limited Partnership
1200 Corporate Drive
Birmingham, Alabama 35242-2940

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, ANN T. BEAVERS, and husband, SIMS R. BEAVERS (herein collectively referred to as "Grantors") do hereby grant, bargain, sell and convey unto DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership (herein referred to as the "Grantee"), that certain real property (the "Property") situated in ~~Jefferson~~ Shelby County, Alabama, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to encumbrances set forth as follows:

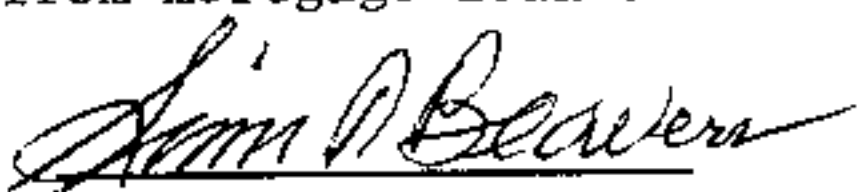
- 1. Taxes due and payable October 1, 1995.
- 2. Transmission Line Permit(s) to Alabama Power Company as shown by instruments(s) recorded in Deed 138 page 588 in Probate Office.
- 3. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed 246 page 849 in Probate Office.
- 4. Right-of-Way granted to South Central Bell by instrument recorded in Real 21 page 312 in Probate Office.
- 5. Agreement with Alabama Power Company as to underground cables recorded in Real 20 page 888 and covenants pertaining thereto recorded in Deed 351 page 1 in Probate Office.

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

AND the Grantors do, for themselves, their heirs, personal representatives, successors and assigns, covenant with the said Grantee, its representatives, successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they and their heirs, personal representatives, successors and assigns will warrant and defend the same to the said Grantee, its representatives, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this conveyance as of this 27th day of February, 1995.

\$350,000 of purchase price was paid from mortgage loan executed simultaneously.

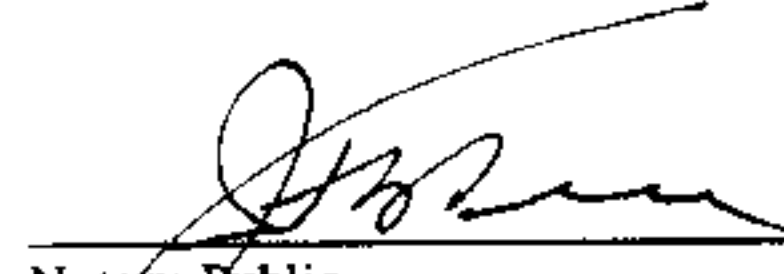

SIMS R. BEAVERS


ANN T. BEAVERS

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SIMS R. BEAVERS and ANN T. BEAVERS, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Warranty Deed, they executed the same voluntarily on the day the same bears date.

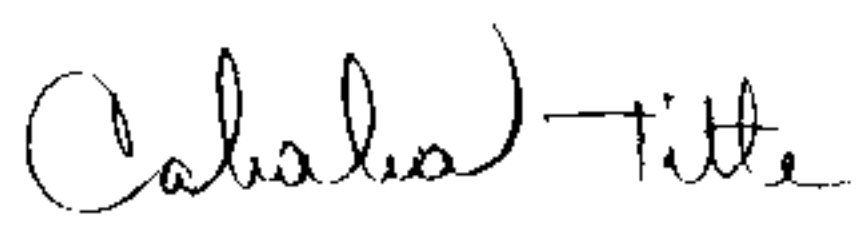
Given under my hand and official seal of office this 27th day of February, 1995.


Notary Public
My Commission Expires: _____

Inst # 1995-05806

03/07/1995-05806
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

251613.



002 MCD 162.00

EXHIBIT A

The following property is situated in Shelby County, Alabama:

Beginning at the Southeast corner of said NE 1/4 of NE 1/4 of Section 28, run in northerly direction along the east line of said 1/4-1/4 section for a distance of 1322.75 feet, more or less, to the southeast corner of the SE 1/4 of SE 1/4 of said Section 21; thence turn an angle to the right of 0 degrees 35 minutes and run in a northerly direction along the east line of said SE 1/4 of SE 1/4 for a distance of 97.91 feet; thence turn an angle to the left of 79 degrees 23 minutes 10 seconds and run in a northwesterly direction for a distance of 103.60 feet; thence turn an angle to the right of 38 degrees 07 minutes 40 seconds and run in a northwesterly direction for a distance of 308.71 feet; thence turn an angle to the left of 101 degrees 09 minutes 05 seconds and run in a southwesterly direction for a distance of 818.93 feet; thence turn an angle to the left of 28 degrees 18 minutes 57 seconds and run in a southwesterly direction for a distance of 1049.84 feet, more or less, to a point on the south line of said NE 1/4 of NE 1/4 of Section 28, Township 18 South, Range 1 West; thence turn an angle to the left of 100 degrees 02 minutes 43 seconds and run in an easterly direction for a distance of 987.72 feet, more or less, to a point to the point of beginning. Containing 28.38 acres, more or less.

Less and except the following:

Begin at a three inch capped iron locally accepted to be the southeast corner of said Section 21; thence run in a northerly direction along the east line of said Section 21 for a distance of 97.91 feet to an iron pin set, said iron being 0.42 feet southeast of a crimped iron found; thence turn an angle to the left of 79 degrees 16 minutes 07 seconds and run in a northwesterly direction for a distance of 104.02 feet to a crimped iron found; thence turn an angle to the right of 38 degrees 08 minutes 11 seconds and run in a northwesterly direction for a distance of 121.41 feet to an iron pin set; thence turn an angle to the left of 107 degrees 29 minutes 36 seconds and run in a southwesterly direction for a distance of 426.15 feet to an iron pin set; thence turn an angle to the left of 66 degrees 13 minutes 45 seconds and run in a southeasterly direction for a distance of 234.73 feet to an iron pin set; thence turn an angle to the left of 82 degrees 290 minutes 34 seconds and run in a northeasterly direction for a distance of 306.33 feet to an iron pin set on the east line of said Section 28; thence turn an angle to let of 63 degrees 18 minutes 00 seconds and run in a northerly direction along the east line of said Section 28 for a distance of 207.02 feet to the point of beginning. Said parcel containing 3.18 acres, more or less.

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