

STATE OF ALABAMA)
 SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned Oxmoor II, Inc., a California corporation (the "Corporate Grantor"), and Pebble Partners, an Alabama general partnership (the "Partnership Grantor"; the Corporate Grantor and the Partnership Grantor being collectively referred to as the "Grantors"), by Pelham Hotel, L.L.C., an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey to the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"):

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 329.55 feet to a point, said point lying on the Southwesterly boundary line of Cahaba Valley Park North, as recorded in Map Book 13, Pages 140a and 140b, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle of 60°17'38" to the right and run in a Southeasterly direction along said boundary line of Cahaba Valley Park North a distance of 841.51 feet to a point, being the POINT OF BEGINNING of the herein described parcel; thence continue along last described course in a Southeasterly direction a distance of 168.58 feet to a point; said point being an iron pin found at the Northeast corner of the real property described in Instrument No. 1994-08119 recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an interior angle of 91°53'48" and run to the right in a Southwesterly direction on a line that is 250 feet, Northwest of the Northwesterly right of way of Alabama Highway #119 a distance of 517.09 feet to a point; thence turn an interior angle of 88°06'12" and run to the right in a Northwesterly direction a distance of 168.58 feet to a point; thence turn an interior angle of 91°53'48" and run to the right in a Northeasterly direction a distance of 517.09 feet to the POINT OF BEGINNING;

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 due and payable on October 1, 1995 and for all subsequent years.

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

09/01/1995-24201
 11:15 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 005 SNA 437.00

Inst # 1995-24201

And Grantors do for themselves and their respective successors and assigns, covenant with the said Grantee, and its successors and assigns, that the Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the Property as aforesaid; that Grantors will, and their respective successors and assigns will, warrant and defend the same to the said Grantee, and its respective successors and assigns, forever, against the lawful claims of all persons except those claiming under the exceptions set forth above.

IN WITNESS WHEREOF the Corporate Grantor has caused this instrument to be executed in its name under seal and the same attested by officers thereof duly authorized thereunto and the Partnership Grantor has caused this instrument to be executed in its name by all general partners thereof, on this 31st day of August, 1995.

OXMOOR II, INC.

By Ginda M. Stanley
President

SEAL

Attest:

Ginda M. Stanley
Secretary

PEBBLE PARTNERS

By H. Michael Graham
General Partner

By [Signature]
General Partner

By Clarence G. Cup
General Partner

STATE OF CALIFORNIA)
Sacramento COUNTY)

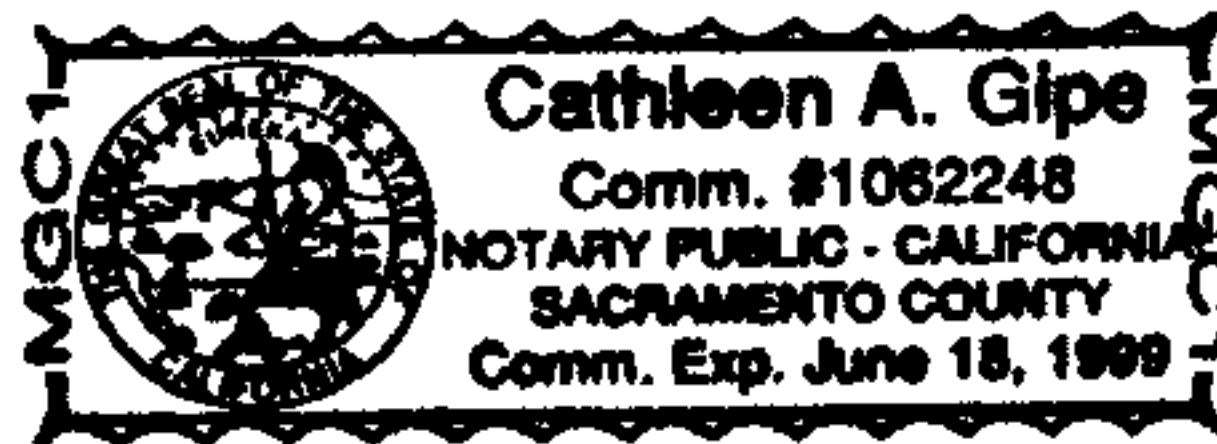
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Linda M. Stanley, whose name as President of Oxmoor II, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 29 day of August, 1995.

Cathleen A. Gipe
Notary Public

NOTARIAL SEAL

My commission expires: June 18, 1999



STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that H. Michael Graham, whose name as general partner of Pebble Partners, an Alabama general partnership, 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, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and seal this the 30 day of August, 1995.

Martha J. Holland
Notary Public

My commission expires: 2-7-99

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve V. Graham, whose name as general partner of Pebble Partners, an Alabama general partnership, 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, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and seal this the 30 day of August, 1995.

Martha J. Holland
Notary Public

My commission expires: 2-7-99

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clarence G. Culp, whose name as general partner of Pebble Partners, an Alabama general partnership, 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, as such general partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and seal this the 30 day of August, 1995.

Martha J. Holland
Notary Public

My commission expires: 2-7-99

This instrument prepared by:

Heyward C. Hosch
WALSTON, STABLER, WELLS,
ANDERSON & BAINS
P. O. Box 830642
Birmingham, Alabama 35283-0642
Telephone: (205) 251-9600

Pls return to:

Peter E. Barker
WALLACE, JORDAN, RATLIFF, BYERS & BRANDT
2000 South Bridge Pkwy, Ste. 525
Birmingham, Alabama 35209
870-0555

Inst # 1995-24201

09/01/1995-24201
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 SNA 437.00