

This instrument prepared without
examination of title by:

Send Tax Notice to:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Daniel Oak Mountain Limited
Partnership
1200 Corporate Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this the 30th day of December, 1994 by SCHOOL HOUSE PROPERTIES, an Alabama general partnership ("Grantor"), in favor of DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$1.00 and other good and valuable consideration, in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1995 and for all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mining and mineral rights not owned by Grantor.
4. All applicable zoning ordinances.
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

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

IN WITNESS WHEREOF, the undersigned Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

SCHOOL HOUSE PROPERTIES, an
Alabama general partnership

By: 

Wendell H. Taylor
Its General Partner

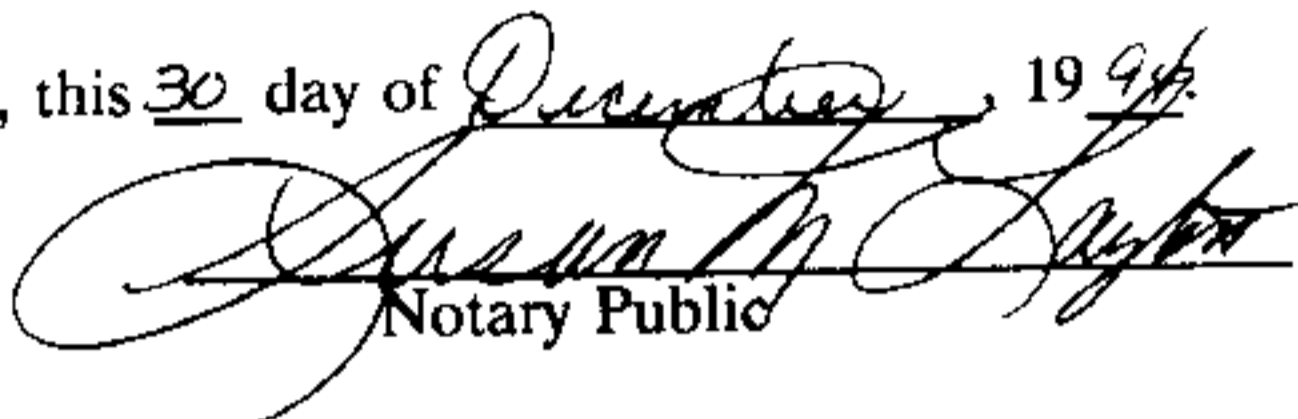
Inst # 1995-32702

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SHELBY COUNTY JUDGE OF PROBATE
003 HCD 20.50

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendell H. Taylor, whose name as General Partner of School House Properties, an Alabama general partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said Alabama general partnership.

Given under my hand and seal, this 30 day of December, 19 94.


Notary Public

[SEAL]

My commission expires:

7-11-98

EXHIBIT A

LEGAL DESCRIPTION OF 7.92 ACRE TRACT

To locate the point of beginning commence at the SW corner of the NE 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence S 88°43'44" E on the south boundary of said NE 1/4 a distance of 250.00 feet to a point; thence N 26°40'48" E a distance of 1300.16 feet to the point of beginning, said point of beginning being on the west boundary of Lot 2A of the resurvey of Lot 2, Greystone Second Sector, a subdivision which was recorded in Map Book 17, Page 27 in the Office of the Judge of Probate, Shelby County, Alabama and the north right-of-way of a public road; thence S 55°30'21" W on the north right-of-way of said road a distance of 265.10 feet to a curve to the left having a central angle of 14°32'51" and a radius of 840.00 feet; thence along said curve a distance of 213.28 feet to a point; thence tangent to said curve S 35°57'29" W a distance of 11.79 feet to a curve to the right having a central angle of 40°29'35" and a radius of 410.00 feet; thence along said curve a distance of 289.76 feet to a point on the east boundary of Lot 1, Greystone Third Sector, a subdivision which was recorded in Map Book 14, Page 79 in the Office of the Judge of Probate of Shelby County, Alabama; thence N 20°10'42" E on the east boundary of said Lot 1 a distance of 569.13 feet to a point; thence N 16°17'42" E on the east boundary of said Lot 1 a distance of 384.29 feet to a point; thence S 73°42'18" E on the east boundary of said Lot 1 a distance of 150.00 feet to a point; thence N 16°17'42" E on the east boundary of said Lot 1 a distance of 285.30 feet to a point; thence S 59°11'45" E a distance of 347.93 feet to a point on the west boundary of Lot 2A of the resurvey of Lot 2, Greystone Second Sector; thence S 26°40'48" W on the west boundary of said Lot 2A a distance of 521.17 feet to the point of beginning.

All lying and being in the NE 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and containing 7.92 acres, more or less, and as shown on the boundary survey dated May 31, 1993 prepared by Charley Foster & Associates, Inc.

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