

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA    )

SHELBY COUNTY        )

WHEREAS, Mildred V. Green, an individual resident of the State of Alabama and unmarried woman, ("Grantor") owns certain property in Shelby County, Alabama;

WHEREAS, Grantor hereby executes the following deed to convey the property described herein to Colonial Realty Limited Partnership, a Delaware limited partnership ("Grantee").

NOW, THEREFORE, in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Colonial Realty Limited Partnership, a Delaware limited partnership, the following described real estate, situated in Shelby, County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

**SUBJECT TO:**

1. Taxes for the year 1995 which are not yet due and payable.
2. Right-of-Way to Alabama Power Company, recorded in Real 38, Page 735; Real 38, Page 726 and Real 105, Page 855, in the Probate office of Shelby County, Alabama.
3. Mineral and Mining rights and rights incident thereto, recorded in Volume 286, Page 774 and Real 293, Page 483, in the Probate office of Shelby County, Alabama.

Inst # 1996-00973

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01/11/1996-00973  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 91.00

*Land Title*

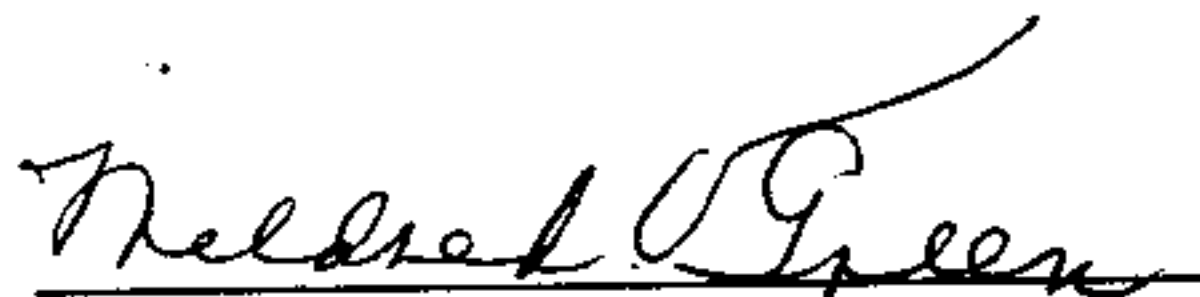
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4. Easement as recorded in Real 66, Page 142; Real 66, Page 144; Real 66, Page 146; Real 184, Page 240; Real 184, Page 242 and Real 184, Page 244 in the Probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof to said Grantee its successors and assigns forever.

The property conveyed herein is not the homestead of the Grantor

IN WITNESS WHEREOF, Grantor has executed this deed under seal on this 5 day of January, 1996.

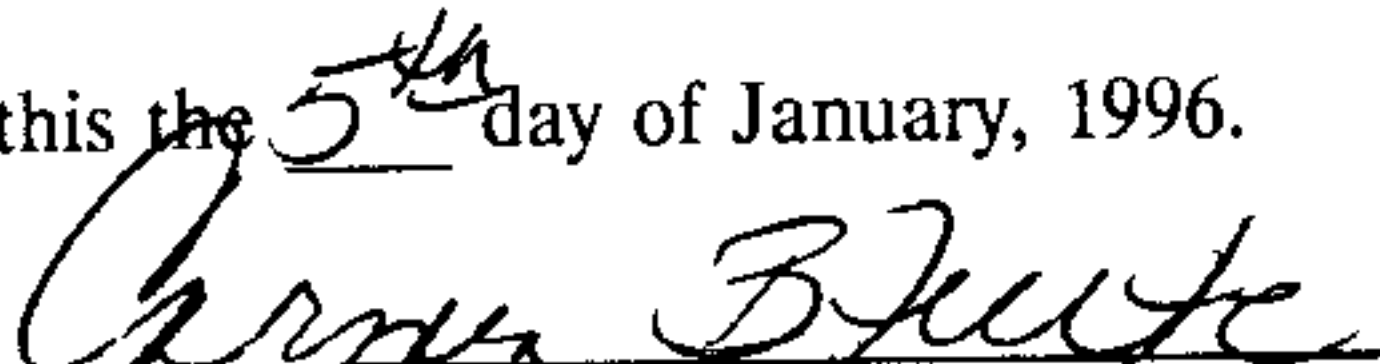
  
MILDRED V. GREEN, an unmarried woman (SEAL)

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that MILDRED V. GREEN, an individual, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of January, 1996.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES FEBRUARY 11, 1996

Prepared by:

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

Send Tax Notice to:

Colonial Realty Limited Partnership  
c/o Colonial Properties Holding Company, Inc.  
2101 6th Avenue North  
Suite 750  
Birmingham, Alabama 35202

Exhibit "A"

PARCEL II: Being a part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the southeast corner of the southwest quarter of the northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and run West along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 1,020.17 feet; thence turn an angle to the left of  $62^{\circ}50'45''$  and run southwesterly for 54.50 feet to a point on the northeasterly right of way line of U.S. Highway 280, said point being on a curve to the right, said curve having a radius of 5,639.58 feet and subtending a central angle of  $03^{\circ}18'10''$  thence turn an angle to the right of  $91^{\circ}16'35''$  to become tangent with said curve; thence run northwesterly along the arc of said curve and said northeasterly right of way line of U.S. Highway 280 for 325.08 feet to a point, said point also being the intersection of the northeasterly right of way line of U.S. Highway 280 and the northerly right of way line of Greenhill Parkway, as recorded in Real Book 066, page 146, Shelby County, Alabama; said point is also the beginning of a curve to the right, said curve having a radius of 5,639.58 feet and subtending a central angle of  $00^{\circ}45'06''$ ; thence run along the arc of said curve and along the northeasterly right of way line of U.S. Highway 280 for 73.99 feet to a point, said point being the southeast corner of property recorded in Real Book 051, page 40, Shelby County, Alabama; thence turn an angle to the right of  $106^{\circ}02'17''$  from the tangent of said curve and run northeasterly for 456.71 feet to the point of beginning, said point being the southeasterly corner of Lot 3, Colonial Properties subdivision, as recorded in Map Book 8, page 138, in the Office of the Judge of Probate of Shelby County, Alabama; thence continue along the last stated course for 94.69 feet to a point; thence turn an angle to the right of  $107^{\circ}04'04''$  and run southeasterly for 128.20 feet to a point, said point being on the northerly right of way line of said Greenhill Parkway, said point also being the beginning of a curve to the left, said curve having a radius of 670.14 feet and subtending a central angle of  $05^{\circ}07'48''$ ; thence turn an angle to the right of  $92^{\circ}37'44''$  to become tangent to said curve and run westerly along the arc of said curve and along said Greenhill Parkway right of way line for 60.00 feet to a point; thence from tangent to said curve turn an angle to the right of  $75^{\circ}34'24''$  and run northwesterly for 104.88 feet to the point of beginning.

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