

NOTE TO PROBATE JUDGE: This Assignment is being recorded as additional security for the Obligations described in a First Mortgage of even date herewith between the Borrower and the Lender, which First Mortgage is being filed for record concurrently with the recording of this Assignment.

FIRST PRIORITY ABSOLUTE ASSIGNMENT OF RENTS AND LEASES
(Loan A)

THIS FIRST PRIORITY ABSOLUTE ASSIGNMENT OF RENTS AND LEASES (this "Assignment") dated May 2, 1996 is between **WEATHERBY MANOR, L.L.C.**, an Alabama limited liability company (the "Borrower"), as assignor, and **AMSOUTH BANK OF ALABAMA**, an Alabama banking corporation (the "Lender"), as assignee.

Recitals

Capitalized terms used in these Recitals have the meanings defined for them above or in Section 1.2. The Borrower has requested that the Lender extend Credit to the Borrower under the Credit Documents in the form of (i) a construction and term loan in the maximum principal amount of \$9,500,000 ("Loan A"), and (ii) a construction and term loan in the maximum principal amount of \$2,500,000 ("Loan B" and, together with Loan A, the "Loans") to finance the acquisition, construction and development of the Project. To induce the Lender to extend such Credit in the form of the Loans, the Borrower has executed and delivered to the Lender (a) a first priority mortgage of even date herewith (the "First Mortgage") covering the land described in Exhibit A (the "Land"), (b) a second priority mortgage of even date herewith (the "Second Mortgage") covering said Land, (c) this Assignment, and (d) a second priority absolute assignment of rents and leases of even date herewith (the "Second Assignment"). The First Mortgage, Second Mortgage and Second Assignment are all being recorded in the office of the Judge of Probate of the county in which the Land is situated substantially concurrently with the recording of this Assignment. The First Mortgage and this Assignment secure Loan A and the other Obligations referred to herein and in the First Mortgage, and the Second Mortgage and the Second Assignment secure Loan B and the other obligations described therein.

Loan A has an initial maturity date of May 2, 1999, subject to renewal at the option of the Borrower upon the terms and subject to the conditions set forth in the Credit Agreement, for an additional term of two more years. This Assignment shall secure any such renewal and extension of Loan A without the need for any amendment or modification of this Assignment.

Agreement

NOW, THEREFORE, in consideration of the foregoing Recitals, and to induce the Lender to extend Credit to the Borrower under the Credit Documents, the Borrower agrees with the Lender as follows:

05/07/1996-14877
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
015 MCD 43.50

ARTICLE 1

Rules of Construction and Definitions

SECTION 1.1 Rules of Construction. This Assignment is subject to the rules of construction set forth in the First Mortgage.

SECTION 1.2 Definitions. As used in this Assignment, capitalized terms that are not otherwise defined herein have the meanings defined for them in the First Mortgage and the following terms are defined as follows:

- (a) **Events of Default** is defined in Section 4.1. An Event of Default shall "exist" if the same has occurred and is continuing.
- (b) **Existing Leases** is defined in Section 2.1(a).
- (c) **Improvements** is defined in Section 2.1(a).
- (d) **Leases** is defined in Section 2.1(a).
- (e) **Permitted Encumbrances** means any Liens and other matters affecting title to the Property that are described in Exhibit C.
- (f) **Property** is defined in Section 2.1.
- (g) **Real Property** is defined in Section 2.1(a).
- (h) **Rents** is defined in Section 2.1(c).

ARTICLE 2

Granting Clauses

SECTION 2.1 Assignment. The Borrower does hereby sell, assign, transfer and set over to the Lender, its successors and assigns, and does hereby grant to the Lender, its successors and assigns the following (collectively, the "Property"):

- (a) All leases and subleases, written or oral, and all agreements for use or occupancy of any portion of the Land or any improvements, buildings, structures and fixtures now or hereafter located thereon (the "Improvements") (the Land and the Improvements being hereinafter sometimes together called the "Real Property") with respect to which the Borrower is the lessor or sublessor, including the existing leases, if any, described on Exhibit B attached hereto and made a part hereof (the "Existing Leases"), any and all extensions and renewals of said leases and agreements and any and all further leases or agreements, now existing or hereafter made, including subleases thereunder, upon or covering the use or occupancy of all

or any part of the Land or the Improvements, all such leases, subleases, agreements and tenancies heretofore mentioned (including the Existing Leases), whether entered into before or after the filing by or against the Borrower of any petition for relief under the federal Bankruptcy Code, being covered by this assignment and being hereinafter collectively referred to as the "Leases";

(b) any and all guaranties of the lessee's and any sublessee's performance under any of the Leases;

(c) the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which the Borrower may now or shall hereafter (including during the period of redemption, if any) become entitled or may demand or claim, whether paid or accruing before or after the filing of any petition by or against the Borrower for relief under the federal Bankruptcy Code, arising or issuing from or out of the Leases or from or out of the Land or the Improvements, or any part thereof, including minimum rents, additional rents, percentage rents, common area maintenance charges, parking charges, tax and insurance premium contributions, and liquidated damages following default, the premium payable by any lessee upon the exercise of any cancellation privilege provided for in any of the Leases, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Land or the Improvements, together with any and all rights and claims that the Borrower may now or hereafter have against any such lessee under the Leases or against any subtenants or occupants of the Land or any of the Improvements, all such moneys, rights and claims described in this Section 2.1(c) being hereinafter referred to as the "Rents"; provided, however, so long as no Event of Default exists, the Borrower shall have the right under a license granted hereby to collect, receive and retain the Rents, but no Rents shall be collected more than 30 days in advance of the due date thereof; and

(d) any award, dividend or other payment made hereafter to the Borrower in any court procedure involving any of the lessees under the Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court and any and all payments made by lessees in lieu of rent. The Borrower hereby appoints the Lender as the Borrower's irrevocable attorney in fact to appear in any action and/or to collect any such award, dividend or other payment after the occurrence of an Event of Default.

SUBJECT, HOWEVER, to the encumbrances, if any, described on Exhibit C hereto ("Permitted Encumbrances").

ARTICLE 3

Representations, Warranties and Covenants

SECTION 3.1 Representations and Warranties. The Borrower represents and warrants to the Lender that, except for Permitted Encumbrances:

(a) The Borrower has good title to the Rents and Leases and good right to assign the same, and no other person has any right, title or interest therein.

(b) The Borrower has duly and punctually observed and performed all and singular the material terms, covenants, conditions and warranties of the Existing Leases on the Borrower's part to be observed and performed.

(c) The Borrower has not previously sold, assigned, transferred or granted any Lien on the Leases or the Rents, whether now due or hereafter to become due.

(d) No Rents due for any period subsequent to the month next succeeding the date of this Assignment have been collected, and no payment of any of the Rents has been anticipated, waived, released, discounted, set-off or otherwise discharged or compromised.

(e) The Borrower has not received any funds or deposits from any lessee in excess of one month's rent for which credit has not already been made on account of accrued rents.

(f) To the best of the Borrower's knowledge, the lessees under the Existing Leases are not in default under any of the terms thereof.

SECTION 3.2 Covenants of Borrower. The Borrower covenants and agrees that the Borrower shall:

(a) observe and perform all of the Borrower's obligations under the Leases and give prompt notice to the Lender if the Borrower fails to do so;

(b) enforce or secure in the name of the Lender the performance of each material obligation to be performed by any lessee under the Leases;

(c) appear in and defend any proceeding arising under, or in any manner connected with the Leases or the obligations of the Borrower and any lessee thereunder, and upon request by the Lender, do so in the name and on behalf of the Lender but at the expense of the Borrower, and pay all reasonable costs and expenses of the Lender, including reasonable attorneys' fees, in any proceeding in which the Lender may appear;

(d) not receive or collect any Rents from any lessee of any of the Real Property for a period of more than one month in advance; provided, however, that in the ordinary course of business and in accordance with sound residential apartment management practices consistent with those of other residential apartment managers of projects located in the greater Birmingham metropolitan area, the Borrower may collect Rents from one or more lessees not more than three months in advance so long as the Leases under which Rents have been collected more than one month in advance do not at any one time exceed 10% of the outstanding Leases;

(e) except in the ordinary course of business and in accordance with sound residential apartment management practices consistent with those of other residential apartment managers

of projects located in the greater Birmingham metropolitan area, sell, assign, transfer or grant any Lien on future payments of the Rents;

(f) except in the ordinary course of business and in accordance with sound residential apartment management practices consistent with those of other residential apartment managers of projects located in the greater Birmingham metropolitan area, not waive, excuse, discount, set off, compromise, or in any manner release or discharge any lessee of any of the Real Property from any of the lessee's obligations under any Lease, including the obligation to pay rent as specified in any Lease;

(g) except in the ordinary course of business and in accordance with sound residential apartment management practices consistent with those of other residential apartment managers of projects located in the greater Birmingham metropolitan area, not enter into any Leases except on a form approved by the Lender,

(h) except in the ordinary course of business and in accordance with sound residential apartment management practices consistent with those of other residential apartment managers of projects located in the greater Birmingham metropolitan area, not cancel, terminate or consent to the surrender of any Lease, nor modify the provisions thereof without the prior written consent of the Lender;

(i) from time to time upon request by the Lender, (1) furnish the Lender with the name and address of the lessee under each Lease, the term of such Lease and a description of the premises covered thereby and, and the Rent payable thereunder, upon request of the Lender, make available to the Lender any such Lease for copying, and (2) execute all such further assignments of such Lease and the Rents therefrom as the Lender may require;

(j) not, without the prior written approval of the Lender, execute any management or leasing agreements affecting any of the Real Property; and

(k) if required by the Lender, cause each Lease to provide, in a manner approved by the Lender, that the Lease is junior and subordinate to the Lien of the First Mortgage and to this Assignment and that the Lessee will recognize as lessor, Lender or any person succeeding to the interest of the Borrower, upon the foreclosure of the First Mortgage or any exercise by the Lender of its rights, powers and remedies under this Assignment or the First Mortgage with respect to the Lease.

In addition to the foregoing, the Borrower shall not take any actions with respect to the Rents and the Leases, whether under the foregoing exceptions for the "ordinary course of business" or "sound residential apartment management practices" or otherwise, which in the aggregate would affect a material portion of the Leases (meaning thereby Leases aggregating more than 10% of the rentable space in the Property) or would otherwise have a material adverse affect on the Real Property, the Borrower's business located thereon, or the security intended to be afforded to the Lender by this Assignment.

ARTICLE 4

Default and Remedies

SECTION 4.1 Events of Default. The occurrence of any of the following events shall constitute an event of default (an "Event of Default") under this Assignment (whatever the reason for such event and whether or not it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree, order, rule or regulation of any Governmental Authority):

- (a) any representation or warranty made in this Assignment or in any of the other Credit Documents shall prove to be false or misleading in any material respect as of the time made; or
- (b) any report, certificate, financial statement or other instrument furnished in connection with the Credit, this Assignment or any of the other Credit Documents, shall prove to be false or misleading in any material respect as of the time furnished; or
- (c) default shall be made in the payment when due of any of the Obligations, and such default shall continue unremedied for 10 days after written notice thereof has been given by the Lender to the Borrower; provided, however, that the Lender shall have no obligation to give any such notice of default in payment more than twice during any period of 12 consecutive months, and if any additional default in payment shall occur during any such 12-month period and shall continue unremedied for 10 days, such default shall constitute an Event of Default hereunder without any such notice; or
- (d) default shall be made in the due observance or performance of any covenant, condition or agreement on the part of the Borrower to be observed or performed pursuant to the terms of this Assignment (other than any covenant, condition or agreement, default in the observance or performance of which is elsewhere in this Section 4.1 specifically dealt with) and such default shall continue unremedied until the first to occur of (1) the date that is 30 days after written notice by the Lender to the Borrower; or (2) the date that is 30 days after Borrower first obtains knowledge thereof; provided, however, that if such failure was not intentionally caused by the Borrower, cannot be remedied by the payment of a sum of money, and is not capable of being remedied within 30 days, then the Borrower shall have an additional period of time within which to remedy such failure (not in any event to exceed 30 additional days) so long as the Borrower shall commence the cure of such default within the initial 30-day period, shall diligently pursue such cure to completion and neither the Property nor the Lender's Liens thereon under this Agreement or the other Security Documents shall be endangered, prejudiced or otherwise adversely affected by the extension of such cure period beyond 30 days; or
- (e) any event of default, as therein defined, shall occur under any of the other Credit Documents (after giving effect to any applicable notice, grace or cure period specified therein).

SECTION 4.2 Rights and Remedies of Lender Upon Default.

(a) **Acceleration of Obligations.** If an Event of Default exists that does not already result in the automatic acceleration of the Obligations under another Credit Document, the Lender shall have the right without further notice to the Borrower (except any such notice as may be specifically required under the other Credit Documents) to declare all of the Obligations immediately due and payable.

(b) **Operation of Real Property.** If an Event of Default exists, in addition to all other rights herein conferred on the Lender, the Lender (or any person designated by the Lender) may, but shall not be obligated to, enter upon and take possession of any or all of the Real Property, exclude the Borrower therefrom, and hold, use, administer, manage and operate the same to the extent that the Borrower could do so, without any liability to the Borrower resulting therefrom; and the Lender may collect, receive and receipt for all proceeds accruing from such operation and management, make repairs and purchase needed additional property, and exercise every power, right and privilege of the Borrower with respect to the Real Property.

(c) **Right to Receiver.** If an Event of Default exists, the Lender shall be entitled, as a matter of right, to the appointment by any competent court or tribunal, without notice to the Borrower or any other party, of a receiver of the rents, issues and profits of the Real Property, with power to lease and control the Real Property and with such other powers as may be deemed necessary.

(d) **Rents and Leases.** If an Event of Default exists, the Lender at its option, shall have the right, power and authority without the need to take possession of the Real Property or to obtain the appointment of a receiver, to exercise and enforce any or all of the following rights and remedies with respect to Rents and Leases:

(1) to terminate the license granted to the Borrower in Section 2.1(c) to collect the Rents, to notify the tenants under the Leases or any other parties in possession of any of the Real Property to pay all Rents directly to the Lender and, without taking possession, in the Lender's own name to demand, collect, receive, sue for, attach and levy the Rents, to give proper receipts, releases and acquittances therefor;

(2) with or without any action or proceeding, through any person or by agent, or by a receiver to be appointed by court, to enter upon, take possession of, manage and operate the Real Property or any part thereof for the account of the Borrower, to make, modify, enforce, cancel or accept surrender of any Lease, to remove and evict any lessee or sublessee, to increase or reduce rents, to decorate, clean and make repairs, and otherwise to do any act or incur any cost or expenses the Lender shall deem proper to protect the security hereof, as fully and to the same extent as the Borrower could if in possession; and

(3) to take whatever legal proceedings may appear necessary or desirable to enforce any obligation of the Borrower under this Assignment.

The Borrower hereby releases any claims against any tenants under the Leases or any other parties in possession of any of the Real Property for any Rents or other sums paid to the Lender in accordance with this Assignment. The collection of the Rents and application thereof as aforesaid or the entry upon and taking possession of the Real Property or both shall not cure or waive any default or waive, modify or affect any notice of default under this Assignment, or invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by the Lender, once exercised, shall continue for so long as the Lender shall elect, notwithstanding that the collection and application aforesaid of the Rents may have cured the original default.

(e) **Order of Application of Proceeds.** All payments received by the Lender as proceeds of any of the Real Property, as well as any and all amounts realized by the Lender in connection with the enforcement of any right or remedy under this Assignment, shall be applied by the Lender as set forth in the First Mortgage.

(f) **Waiver of Certain Laws.** The Borrower waives, to the fullest extent permitted by law, the benefit of all laws now existing or hereafter enacted providing for (1) any appraisal before disposition of any portion of the Property (commonly known as appraisal laws), or (2) any extension of time for the enforcement of the collection of the Obligations or any creation or extension of a period of redemption from any disposition made in collecting the Obligations (commonly known as stay laws and redemption laws). The Borrower also waives any and all rights the Borrower may have to a hearing before any Governmental Authority prior to the exercise by the Lender of any of its rights or remedies under the Credit Documents and applicable law.

SECTION 4.3 Default Rate. If an Event of Default exists, the Obligations shall bear interest at the Default Rate, until the earlier of (a) such time as all of the Obligations are paid in full or (b) no such Event of Default exists.

SECTION 4.4 Remedies Cumulative. The rights, powers and remedies of the Lender under this Assignment are cumulative and not exclusive of any other rights, powers or remedies now or hereafter existing at law or in equity.

ARTICLE 5

Miscellaneous

SECTION 5.1 Notices.

(a) Any request, demand, authorization, direction, notice, consent, waiver or other document provided or permitted by this Assignment shall be given in the manner, and shall be effective at the time, provided in Section 6.1 of the First Mortgage.

(b) Ten Business Days' written notice to the Borrower as provided above shall constitute reasonable notification to the Borrower when notification is required by law; provided, however, that nothing contained in the foregoing shall be construed as requiring five Business

Days' notice if, under applicable law and the circumstances then existing, a shorter period of time would constitute reasonable notice.

SECTION 5.2 Expenses. The Borrower shall promptly on demand pay all reasonable costs and expenses, including the fees and disbursements of counsel to the Lender, incurred by the Lender in connection with (a) the negotiation, preparation and review of this Assignment (whether or not the transactions contemplated by this Assignment shall be consummated), (b) the enforcement of this Assignment, (c) the custody and preservation of the Property, (d) the protection or perfection of the Lender's rights and interests under this Assignment in the Property, (e) the filing or recording of this Assignment or any related financing, continuation or termination statements, or similar documents (including any stamp, documentary, mortgage, recording and similar taxes and fees), (f) the exercise by or on behalf of the Lender of any of its rights, powers or remedies under this Assignment and (g) the prosecution or defense of any action or proceeding by or against the Lender, the Borrower, any other Obligor, or any one or more of them, concerning any matter related to this Assignment, the Real Property, any of the Property, or any of the Obligations. All such amounts shall bear interest from 10 days after Lender's demand therefor until paid at the Default Rate and shall be included in the Obligations. The Borrower's obligations under this Section 5.2 shall survive the payment in full of the Obligations and the termination of this Assignment.

SECTION 5.3 Heirs, Successors and Assigns. Whenever in this Assignment any party hereto is referred to, such reference shall be deemed to include the heirs, successors and assigns of such party, except that the Borrower may not assign or transfer this Assignment without the prior written consent of the Lender; and all covenants and agreements of the Borrower contained in this Assignment shall bind the Borrower's heirs, successors and assigns and shall inure to the benefit of the successors and assigns of the Lender.

SECTION 5.4 Joint and Several Liability. If the Borrower is comprised of more than one person, all of the Borrower's representations, warranties, covenants and agreements under this Assignment shall be joint and several and shall be binding on and enforceable against either, any or all of such persons comprising the Borrower. If any one or more of the persons comprising the Borrower is in default, the Lender may exercise its remedies on default against any or all of the persons comprising the Borrower.

SECTION 5.5 Independent Obligations. The Borrower agrees that each of the obligations of the Borrower to the Lender under this Assignment may be enforced against the Borrower without the necessity of joining any other Obligor, any other holders of Liens in any Property or any other person, as a party.

SECTION 5.6 Governing Law. This Assignment shall be construed in accordance with and governed by the internal laws of the State of Alabama (without regard to conflict of law principles) except as required by mandatory provisions of law and except to the extent that the validity and perfection of the assignment of the Property hereunder are governed by the laws of any jurisdiction other than the State of Alabama.

SECTION 5.7 Date of Agreement. The date of this Assignment is intended as a date for the convenient identification of this Assignment and is not intended to indicate that this Assignment was executed and delivered on that date.

SECTION 5.8 Separability Clause. If any provision of the Credit Documents shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

SECTION 5.9 Counterparts. This Assignment may be executed in any number of counterparts, each of which so executed shall be deemed an original, but all such counterparts shall together constitute but one and the same agreement.

SECTION 5.10 Waiver and Election. The exercise by the Lender of any option given under this Assignment shall not constitute a waiver of the right to exercise any other option. No failure or delay on the part of the Lender in exercising any right, power or remedy under this Assignment shall operate as a waiver thereof, nor shall any single or partial exercise of any such right, power or remedy preclude any further exercise thereof or the exercise of any other right, power or remedy. No modification, termination or waiver of any provisions of the Credit Documents, nor consent to any departure by the Borrower therefrom, shall be effective unless in writing and signed by an authorized officer of the Lender, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given. No notice to or demand on the Borrower in any case shall entitle the Borrower to any other or further notice or demand in similar or other circumstances.

SECTION 5.11 No Obligations of Lender; Indemnification. The Lender does not by virtue of this Assignment or any of the transactions contemplated by the Credit Documents assume any duties, liabilities or obligations with respect to any of the Real Property or the Property unless expressly assumed by the Lender under a separate agreement in writing, and this Assignment shall not be deemed to confer on the Lender any duties or obligations that would make the Lender directly or derivatively liable for any person's negligent, reckless or wilful conduct. The Borrower agrees to indemnify and hold the Lender harmless against and with respect to any damage, claim, action, loss, cost, expense, liability, penalty or interest (including attorney's fees) and all reasonable costs and expenses of all actions, suits, proceedings, demands, assessments, claims and judgments directly or indirectly resulting from, occurring in connection with, or arising out of: (a) any inaccurate representation made by the Borrower or any Obligor in this Assignment or any other Credit Document; (b) any breach of any of the warranties or obligations of the Borrower or any Obligor under this Assignment or any other Credit Document; and (c) the Real Property, or the assignment to the Lender of the Property; provided, however, that the Borrower's obligation to indemnify and hold the Lender harmless under this Section shall not apply to any claims and losses arising from the Lender's gross negligence or wilful misconduct. The provisions of this Section 5.11 shall survive the payment of the Obligations in full and the termination, satisfaction and release (in whole or in part) of this Assignment.

SECTION 5.12 Advances by the Lender. If the Borrower shall fail to comply with any of the provisions of this Assignment, the Lender may (but shall not be required to), upon

notice to the Borrower where practical, make advances to perform the same, and where necessary enter the Real Property for the purpose of performing the Borrower's obligations under any such provision. The Borrower agrees to repay all such sums advanced upon demand, with interest from 10 days after the Lender's demand therefor until paid at the Default Rate, and all sums so advanced with interest shall be a part of the Obligations. The making of any such advances shall not be construed as a waiver by the Lender of any Event of Default resulting from the Borrower's failure to pay such amounts.

SECTION 5.13 Rights and Obligations Absolute. All rights of the Lender hereunder and all obligations of the Borrower hereunder shall be absolute and unconditional and shall not be affected by (a) any lack of validity or enforceability as to any other person of any of the Credit Documents, (b) any change in the time, manner or place of payment of, or any other term of the Obligations, (c) any amendment or waiver of any of the provisions of the Credit Documents as to any other person, and (d) any exchange, release or non-perfection of any other collateral or any release, termination or waiver of any guaranty, for any of the Obligations.

SECTION 5.14 Absolute Assignment. The assignment of the Property by the Borrower to the Lender under this Assignment is intended to be an absolute assignment and not merely a conditional assignment or security interest. The Property is intended to be, and hereby is, assigned absolutely by the Borrower to the Lender, subject only to the license granted to the Borrower under Section 2.1(c), which license is terminable at the option of the Lender upon the occurrence of an Event of Default.

SECTION 5.15 Re-Assignment of Leases and Rents. When the Obligations are paid in full and such payment is evidenced by a recorded written instrument of satisfaction of the First Mortgage, the Lender shall, upon written request by the Borrower, transfer, assign and set over to the Borrower all of the Lender's right, title and interest in, to and under the Property.

SECTION 5.16 Arbitration. This Assignment incorporates by reference requirements for arbitration of disputes set forth in the Credit Agreement.

IN WITNESS WHEREOF, the undersigned Weatherby Manor, L.L.C. has caused this Assignment to be executed by its duly authorized Member on the date of the acknowledgment of the Borrower's signature below.

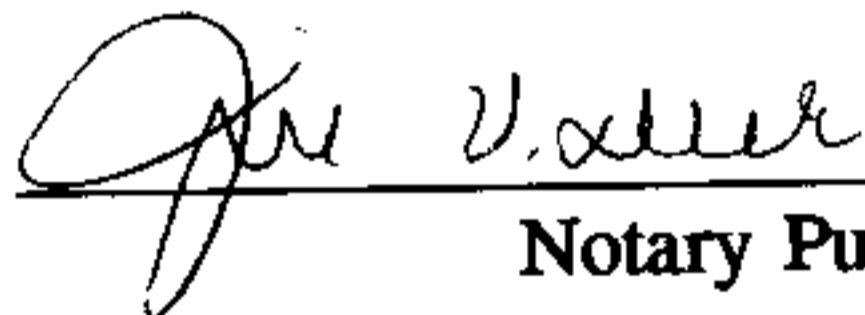
WEATHERBY MANOR, L.L.C.
By Rime III, L.L.C.
Its Member

By 
Its Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harold W. Ripps, whose name as Member of Rime III, L.L.C., an Alabama liability company, as Member of Weatherby Manor, L.L.C., an Alabama limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of Rime III, L.L.C., acting in its capacity as Member of said limited liability company as aforesaid.

Given under my hand and official seal, this 2nd day of May, 1996.



Notary Public

[AFFIX SEAL]

My Commission Expires: 12-9-96

This instrument prepared by:
Douglas T. Arendall
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2602
(205) 254-1000

EXHIBIT "A"

A tract of land situated in the south half of the southwest quarter of Section 25 and the northwest quarter of the northeast quarter of Section 36, Township 20 south, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northwest corner of the southwest quarter of the southeast quarter of Section 25, Township 20 South, Range 3 West, Shelby County Alabama, and run in an easterly direction along the north line of said quarter-quarter section a distance of 1,222.60 feet to the point of beginning thence continue in an easterly direction along the north line of said quarter-quarter section and the north line of the southeast quarter of the southeast quarter a distance of 389.61 feet to a point on the westerly right of way line of Interstate Highway I-65; thence turn an interior angle of $93^{\circ}35'03''$ and run to the right in a southerly direction along the westerly right of way line of I-65 a distance of 532.46 feet to a point; thence turn an interior angle of $210^{\circ}58'46''$ and run to the left in a southeasterly direction along the westerly right of way line of I-65 a distance of 174.91 feet to a point; thence turn an interior angle of $149^{\circ}06'36''$ and run to the right in a southerly direction along the westerly right of way line of I-65 a distance of 173.37 feet to a point; thence turn an interior angle of $128^{\circ}02'08''$ and leaving the I-65 right of way run in a southwesterly direction a distance of 239.40 feet to the PC of a curve; thence continue in a southwesterly direction along the arc of a curve to the left having a central angle of $8^{\circ}03'07''$ and a radius of 1942.02 feet a distance of 272.92 feet to a point; thence turn an interior angle of $126^{\circ}10'14''$ (angle measured form tangent) and run to the right in a westerly direction a distance of 262.25 feet to a point; thence turn an interior angle of $270^{\circ}00'00''$ and run to the left in a southerly direction a distance of 382.52 feet to a point on the north right of way of Shelby County Highway No. 68; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a westerly direction along the northerly right of way line of Shelby County Highway No. 68 a distance of 48.11 feet to the PC of a curve; thence continue in a westerly direction along the northerly right of way line of Shelby County Highway No. 68 and along the arc of a curve to the right having a central angle of $1^{\circ}44'55''$ and a radius of 881.99 feet a distance of 26.92 feet to a point on the curve; thence turn an interior angle of $91^{\circ}41'13''$ (angle measured form tangent) and run to the right in a northerly direction a distance of 383.27 feet to a point on a curve thence turn an interior angle of $267^{\circ}03'09''$ (angle measured to tangent) and run to the left in a westerly direction along the arc of a curve to the right having a central angle of $17^{\circ}44'49''$ and a radius of 499.48 feet a distance of 154.71 feet to the PT of said curve; thence continue in a northwesterly direction along the projection of the tangent to the least described curve a distance of 365.17 feet to a point; thence turn an angle of $116^{\circ}37'27''$ and run to the right in a northerly direction a distance of 314.84 feet to a point; thence turn an interior angle of $88^{\circ}11'56''$ and run to the right in an easterly direction a distance of 364.66 feet to a point; thence turn an interior angle of $246^{\circ}03'03''$ and run to the left in a northeasterly direction a distance of 730.55 feet to the point of beginning.

TOGETHER WITH that certain benefitting easement granted for sanitary sewer and storm drainage as recorded in Instrument No. 1995-27588, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

(Existing Leases)

NONE.

EXHIBIT C

(Permitted Encumbrances)

1. The First Mortgage.
2. The Second Mortgage.
3. The Second Assignment.
4. Permitted Encumbrances listed in Exhibit C to the Mortgage.

Inst # 1996-14877

Inst # 1996-14877

05/07/1996-14877
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
015 MCB 43.50