

This instrument was prepared by:
Felton W. Smith
Balch & Bingham
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:

La Quinta Inns, Inc.
La Quinta # _____
P.O. Box 2636 Property Tax
San Antonio, TX 78299-2636

8/1/72, 1996

Inst # 1996-17668

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars (\$100.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Hunter & Associates, Inc., an Alabama corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey, subject to the matters set forth on **Exhibit B** hereto, unto La Quinta Inns, Inc. a Texas corporation (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof (the "Property"); together with a non-exclusive easement to be used in common with Grantor and others for vehicular and pedestrian ingress and egress, roadway and right-of-way purposes as described in that certain Ingress and Egress Easement recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 1994-20501.

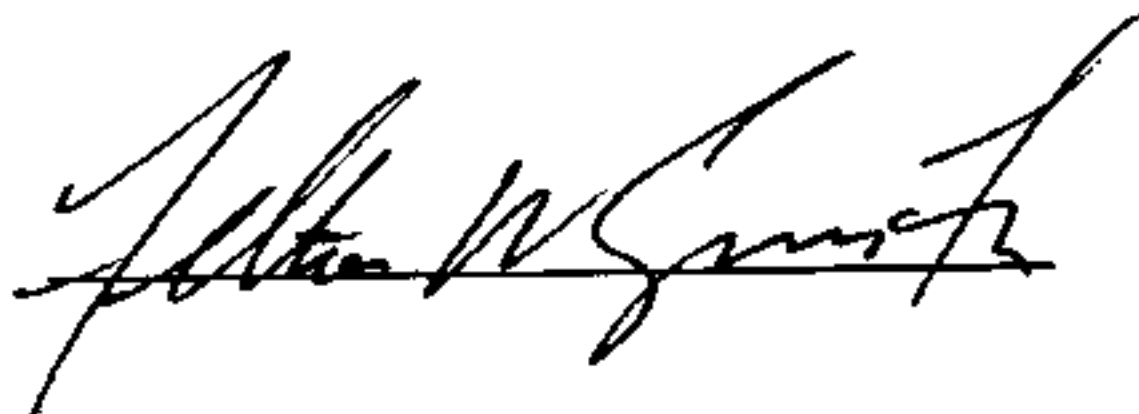
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

Grantor does, for itself, its successors and assigns, bind itself to warrant and defend the Property to the Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

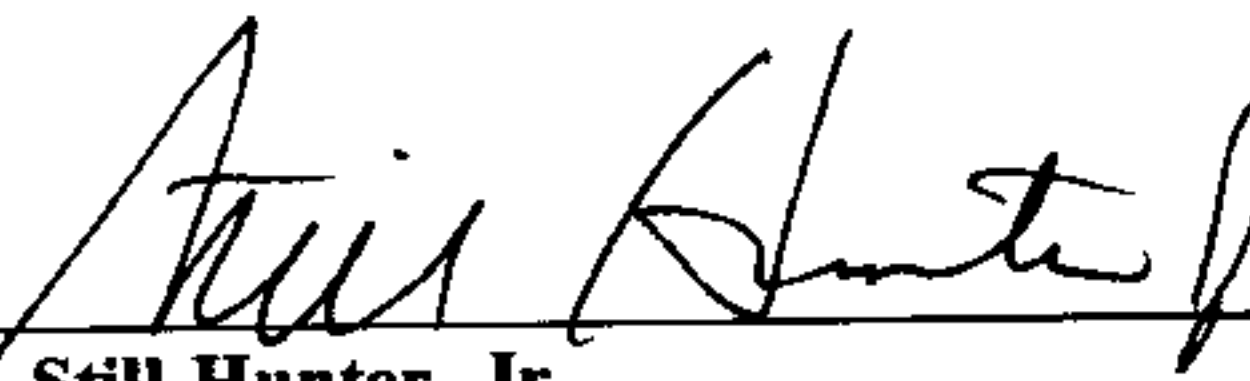
IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed this 31 day of May, 1996.

Witness:

Hunter & Associates, Inc.



By:


Still Hunter, Jr.
Its President

Inst # 1996-17668

06/03/1996-17668
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCD 1189.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Leather J. Singleton, a notary public in and for said county in said state, hereby certify that **Still Hunter, Jr.**, whose name as President of Hunter & Associates, Inc., an Alabama 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31 day of May, 1996.

Leather J. Singleton
Notary Public

[Notarial Seal]

My Commission Expires: 10/19/99

Exhibit A

EXHIBIT A

Two parcels of land situated in the S.W.1/4 of the N.E.1/4 and the N.W.1/4 of the S.E.1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 1

Commence at the Southeast corner of Lot 1-A, Resurvey of Lot 1, Brookwood Addition to Riverchase, as recorded in Map Book 8, Page 94 in the Probate Office of Shelby County, Alabama, and run in a Westerly direction along the South line of said Lot 1-A a distance of 333.57 feet to the POINT OF BEGINNING; thence continue in a Westerly direction along the last stated course and along the South line of said Lot 1-A a distance of 247.00 feet to a point; thence 90°01'42" to the left in a Southerly direction a distance of 192.04 feet to a point; thence 90°00'23" to the right in a Westerly direction a distance of 199.17 feet to a point on the Easterly right-of-way line of Riverchase Parkway East, said point being on the arc of a curve to the left having a radius of 478.86 feet and a central angle of 39°22'21"; thence 87°21'24" to the left (angle measured to tangent) in a Southerly and Southeasterly direction along the Easterly and Northeasterly right-of-way line of said parkway and along the arc of said curve a distance 329.06 feet to a point on the Northwesternly right-of-way line of a proposed road; thence 86°26'32" to the left (angle measured to tangent) in a Northeasterly direction along the Northwesternly right-of-way line of said proposed road a distance of 392.82 feet to the P.C. (point of curve) of a curve to the left having a radius of 25.00 feet and a central angle of 48°11'23"; thence in a Northeasterly direction along the Northwesternly right-of-way line of said proposed road and along the arc of said curve a distance of 21.03 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 50.00 feet and a central angle of 32°18'36"; thence in a Northeasterly direction along the Northwesternly right-of-way line of said road and along the arc of said curve a distance of 28.20 feet to a point; thence 40°55'37" to the left (angle measured to tangent) in a Northerly direction a distance of 243.05 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcel of land:

Commence at the Northeast corner of the N.W.1/4 of the S.E.1/4 of Section 30, Township 19 South, Range 2 West, and run in a Westerly direction along the North line of said 1/4-1/4 section a distance of 192.20 feet to a point; thence 52°14'43" to the right in a Northwesternly direction a distance of 93.56 feet to a point; thence 90°00' to the left in a Southwesterly direction a distance of 266.66 feet to a point on the Northeasterly right-of-way line of Riverchase Parkway East; thence 81°06'59" to the right in a Northwesternly direction along the Northeasterly right-of-way line of said Parkway a distance of 20.95 feet to a point; thence 39°45' to the right in a Northwesternly direction a distance of 58.60 feet to the POINT OF BEGINNING; thence 39°59'05" to the left in a Northwesternly direction a distance of 41.36 feet to a point; thence 88°52'04" to the right in a Northeasterly direction a distance of 40.97 feet to a point; thence 90°20'30" to the right in a Southeasterly direction a distance of 41.53 feet to a point; thence 89°54'15" to the right in a Southwesterly direction a distance of 41.54 feet to the POINT OF BEGINNING.

PARCEL 2

Commence at the Northeast corner of the N.W.1/4 of the S.E.1/4 of Section 30, Township 19 South, Range 2 West, and run in a Westerly direction along the North line of said 1/4-1/4 section a distance of 192.20 feet to a point; thence 52°14'43" to the right in a Northwesternly direction a distance of 93.56 feet to the POINT OF BEGINNING; thence 90°00' to the left in a Southwesterly direction a distance of 266.66 feet to a point on the Northeasterly right-of-way line of Riverchase Parkway East; thence 81°06'59" to the right in a Northwesternly direction along the Northeasterly right-of-way line of said Parkway a distance of 15.18 feet to a point on the Southeasterly right-of-way line of a proposed road; thence 98°53'01" to the right in a Northeasterly direction along the Southeasterly right-of-way line of said road a distance of 269.00 feet to a point; thence 90°00' to the right in a Southeasterly direction a distance of 15.00 feet to the POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad Valorem Taxes for the year 1996, which said taxes are not due or payable until October 1, 1996.
2. Ten foot slope and fill easement in favor of City of Hoover surrounding pumping station as evidenced by letter agreement dated March 1, 1996.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 94, Page 349; and Volume 64, Page 501.
4. Restrictions appearing of record in Real Volume 90, Page 785.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) in Misc. Book 13, Page 50, and amended in Misc. Book 15, Page 189, and further amended in Misc. Book 19, Page 633.
6. Land Use Agreement between The Harbert Equitable Joint Venture and Blue Cross and Blue Shield of Alabama in Misc. Book 19, Page 690 and amended in Real Volume 16, Page 64.
7. Rights of third parties with respect to the easement described in Ingress and Egress Easement recorded as Instrument No. 1994-20501.
8. Matters which would be disclosed by an accurate survey or inspection of the Property including without limitation matters shown on survey map prepared by Walter Schoel, Jr., Ala. Reg. No. 3092, dated March 1, 1996.

All recording data above refers to the office of the Judge of Probate of Shelby County, Alabama.

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