

SEND TAX NOTICE TO:
Rafiki Hotels, L.L.C.
c/o Mr. Kirit Patel
4981 Heather Pointe
Birmingham, AL 35242

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 30th day of August, 1996 by DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP II, an Alabama limited partnership ("Grantor"), in favor of RAFIKI HOTELS, L.L.C., an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 2D-2, according to the Resurvey of Lot 2D, Meadow Brook Corporate Park-Phase I, as recorded in Map Book 21, Page 92 in the Office of the Judge of Probate of Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1996 and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park, dated as of October 17, 1984 and recorded in Book 005, Page 772 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), as amended by First Amendment thereto dated March 28, 1988 and recorded in Book 177, Page 269 in the Probate Office, Second Amendment thereto dated June 22, 1993 and recorded as Instrument No. 1993-18243 in the Probate Office, Third Amendment thereto dated August 26, 1996 and recorded as Instrument No. 1996-27981 in the Probate Office and Fourth Amendment thereto dated August 27, 1996 and recorded as Instrument No. 1996-28517 in the Probate Office.
4. All easements, restrictions, rights-of-way, reservations and other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, personal representatives and assigns, forever.

R:\MDWBROOK\WARRANTD.KIR

09/04/1996-28947
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 011.00

Inst # 1996-28947

Cadaba Title

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP II has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP II, an Alabama limited partnership

By: Daniel Realty Investment Corporation, a Virginia corporation, Its General Partner

By: *Charles T. Carusle Jr*
Its: Sr. Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that CHARLES T. CARUSLE JR whose name as SR. VICE PRESIDENT of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP II, an Alabama limited 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 officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as general partner.

Given under my hand and official seal, this the 30th day of August, 1996.

Sheila S. Ellis
Notary Public
My Commission Expires: 2/26/98

THIS INSTRUMENT PREPARED BY AND UPON RECORDING SHOULD BE RETURNED TO:
Stephen R. Monk
Daniel Corporation
P.O. Box 385001
Birmingham, Alabama 35238-5001

Inst # 1996-28947

-2-

R:\MDWBROOK\WARRANTD.KIR

09/04/1996-28947
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 811.00