

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-five Thousand and No/100 Dollars (\$45,000.00), and other good and valuable consideration, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, SOUTHLAKE PROPERTIES, an Alabama general partnership (hereinafter referred to as "**Grantor**"), does by these presents, sell, grant, bargain and convey unto SOUTHLAKE OFFICE ASSOCIATES, LTD., an Alabama limited partnership (hereinafter referred to as "**Grantee**"), 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. All taxes for the year 1996 and subsequent years not yet due and payable.
2. 20-foot Sanitary Sewer Easement crossing lot, as shown by recorded Map.
3. Right-of-way granted to Alabama Power Company by instrument recorded in Vol. 129, Page 572; Vol. 216, Page 103; and Vol. 219, Page 734 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Vol. 121, Page 294; Vol 127, Page 140; Vol. 111, Page 625; and Vol. 4, Page 542 in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
004 SNA 61.00

Land Title

Inst # 1996-28979

5. Declaration of Protective Covenants as recorded in Real 153, Page 395 in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the said Grantor has caused this Statutory Warranty Deed to be executed by its duly authorized officer on this 22ND day of August, 1996.

SOUTHLAKE PROPERTIES,
an Alabama General Partnership,

By: Allen M. Meisler
Allen M. Meisler
Its: Project Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen M. Meisler, whose name as Project Manager of SOUTHLAKE PROPERTIES, a general 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 thereof, he, in his capacity as Project Manager as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22ND day of August, 1996.

Doris J. Cox
Notary Public

My Commission Expires: 1-27-97

This Document Was Prepared by:

Phillip G. Stutts, Esq.
LEITMAN, SIEGAL & PAYNE, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

Send Tax Notice to:

SOUTHLAKE OFFICE ASSOCIATES, LTD.
1222 14th Avenue South
Suite 201
Birmingham, AL 35205

Attn: Dr. Lawrence J. Lemak

EXHIBIT "A"

DESCRIPTION: (ROADWAY EASEMENT PROPERTY)

Begin at the southeast corner of Lot 1, Southlake Office Park as recorded in Map Book 13, Page 97 in the office of the Judge of Probate, Shelby County, Alabama; thence run west along the south boundary of said Lot 1 for a distance of 280.00 feet; thence run south 56 degrees 35 minutes 54 seconds west along the southeasterly line of said Lot 1 for a distance of 120.00 feet to a point on the easterly right-of-way line of Interstate Highway No. 65, said right-of-way line being situated on a curve to the right, having a central angle of 0 degrees 59 minutes 02 seconds, a radius of 4009.72 feet, a chord of 68.85 feet and a chord bearing of south 4 degrees 01 minutes 51 seconds east; thence run along the arc of said curve for a distance of 68.85 feet; thence run north 56 degrees 35 minutes 54 seconds east for a distance of 135.76 feet; thence run east for a distance of 269.47 feet to a point on the west right-of-way line of Southlake Parkway, said right-of-way line being situated on a curve to the right, having a central angle of 6 degrees 33 minutes 53 seconds, a radius of 528.01 feet, a chord of 60.46 feet and a chord bearing of north 7 degrees 05 minutes 50 seconds west; thence run along the arc of said curve for a distance of 60.50 feet to the POINT OF BEGINNING. Said parcel contains 24,115 square feet of 0.5536 acres.

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