

This instrument prepared by:

J. Fred Powell, Attorney at Law
Burr & Forman
420 N. 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice To:

Tynes Development Corporation
2100 Riverchase Center, Suite 109
Birmingham, Alabama 35244

REDEMPTION DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

KNOW ALL PERSONS BY THESE PRESENTS: That ROSC Associates Joint Venture did execute a mortgage to Metropolitan Life Insurance Company, which mortgage is recorded in Real Volume 351, Page 801, in the Office of the Judge of Probate of Shelby County, Alabama, (the "Mortgage"); and

1997-00841
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Metropolitan Life Insurance Company, did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage, in accordance with the terms thereof, by publication in a newspaper of general circulation published in Shelby County, Alabama in its issues of February 7, 1996, February 14, 1996, and February 21, 1996; and

WHEREAS, on February 27, 1996, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted and Metropolitan Life Insurance Company, did offer for sale and did sell at public outcry, in the City of Columbiana, Alabama, the property hereinafter described (the "Property"); and

WHEREAS, the highest and best bid for cash obtained for the Property was the bid of Metropolitan Life Insurance Company, in the amount of TWO MILLION THREE HUNDRED SIXTY-SIX THOUSAND, NINE HUNDRED EIGHTY DOLLARS (\$2,366,980.00) which sum Metropolitan Life Insurance Company offered to credit on the indebtedness secured by the Mortgage, and the Property was thereupon sold to Metropolitan Life Insurance Company; and

WHEREAS, the Mortgage expressly authorized the mortgagee thereunder to bid at the foreclosure sale thereof and to purchase the Property, if the highest bidder therefor, and authorized the mortgagee or auctioneer or any person conducting the foreclosure sale for the mortgagee to execute to the purchaser at the said sale a deed to the property so purchased and a Mortgage

Foreclosure Deed was duly recorded in the Office of the Judge of Probate of Shelby County, Alabama under Instrument No. 1996-06237;

WHEREAS, ROSC Associates Joint Venture did thereafter remise, quit claim and convey to Tynes Development Corporation, an Alabama corporation, (the "Grantee") the statutory right of redemption resulting from the foreclosure of the Mortgage as set forth above pursuant to a Quit Claim Deed recorded in the aforesaid Probate Office under Instrument No. 1996-____, and the Grantee is the owner of the statutory right of redemption;

NOW, THEREFORE, in consideration of the premises and the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Metropolitan Life Insurance Company does hereby remise, quit claim and convey to Tynes Development Corporation, all of its right, title, interest and claim in or to the property set forth in Exhibit A which is attached hereto and made a part hereof.

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

GIVEN UNDER MY HAND AND SEAL, this 2nd day of January, 1992.

METROPOLITAN LIFE INSURANCE COMPANY

By: _____

Its VICE PRESIDENT

ADA

STATE OF GEORGIA)

DE KALB COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Robert L. French, whose name as Vice President of Metropolitan Life Insurance Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he in his capacity as such Vice President and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of January 1992.

Patricia A. Monahan

NOTARY PUBLIC

My commission expires: 2-18-97

[SEAL]

EXHIBIT A

Lot 1-B, according to a Resurvey of Lot 1 of Riverchase Office Park Phase II, as recorded in Map Book 14, Page 99, being a resurvey of Lot 1 of Riverchase Office Park Phase II, as recorded in Map Book 14, Page 77, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of the NE 1/4 of SE 1/4 of Section 19, Township 19 South, Range 2 West, run in a Northerly direction along the East line of said Section for a distance of 283.46 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for a distance of 729.70 feet; thence turn an angle to the left of 40 degrees 23 minutes 12 seconds and run in a Southwesterly direction for a distance of 262.29 feet; thence turn an angle to the right of 30 degrees 38 minutes 09 seconds and run in a Westerly direction for a distance of 303.59 feet; thence turn an angle to the right of 92 degrees 43 minutes 07 seconds and run in a Northerly direction for a distance of 328.01 feet to the Northwest corner of the Gaskill Property being the point of beginning; thence turn an angle to the left of 38 degrees 19 minutes 10 seconds and run in a Northwesterly direction 184.03 feet; thence turn an angle right of 72 degrees 04 minutes 15 seconds and run Northeasterly 422.65 feet to a point on a curved Southwest right of way line of Parkway Office Circle being concave in a Northeasterly direction and having a radius of 780.0 feet; thence turn an angle to the right of 82 degrees 30 minutes 50 seconds to the chord of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 33.39 feet to the end of said curve; thence run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 177.95 feet to a point of beginning of a second curve, said second curve being concave in a Southwesterly direction and having a radius of 310.0 feet and a central angle of 64 degrees 06 minutes; thence run along the arc of said curve for a distance of 346.81 feet to the end of curve; thence run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 72.16 feet to the most Northerly corner of the Gaskill property; thence turn an angle to the right of 84 degrees 11 minutes 48 seconds and run in a Southwesterly direction for a distance of 495.17 feet to the point of beginning.

According to the survey of Johnny L. Riddlesperger Al. Reg. No. 14284, dated June 24, 1994.

Together with all right, title and interest in and to the easements, rights, and restrictions contained in that certain Declaration of Reciprocal Access, Utilities, Drainage and Parking Easement as recorded in Real Book 323, Page 96, in the Probate Office of Shelby County, Alabama.

Subject, however, to the following:

- a. Any lien for ad valorem taxes, whether not yet due and payable;
- b. All easements, rights of way and restrictions of record; all leases; and
- c. Any and all rights, liens, and interests of any and all persons and entities, of record or not, as may exist at law or in equity.

Inst # 1997-00841

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