

SEND TAX NOTICE TO:  
RMD Two, LLC  
4515 Southlake Parkway  
Suite 101  
Birmingham, AL 35244

STATE OF ALABAMA  
SHELBY COUNTY

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand Dollars (\$125,000) and other good and valuable consideration paid to the undersigned, **Southlake Properties**, a general partnership (the "Grantor"), by **RMD Two, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama and described as Lot 3, according to the survey of Medplex recorded in Map Book 11, Page 105, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to the following documents, all of which are recorded with the Probate Office of Shelby County, Alabama:

1. Ad valorem taxes for the 1998 tax year and all subsequent years not yet due and payable;
2. Southlake Declaration of Protective Covenants of Southlake (Business) recorded in Real 153, Page 395, modified as Instrument #1997-40254;
3. Access Easement Agreement recorded in Real 170, Page 303, as modified by Instrument #1997-40255;
4. Any mining and mineral rights not owned by Grantor, together with all mining rights and other right, privileges and immunities relating thereto, as set out in Deed Book 121, page 294; Deed Book 111, page 625 and Deed Book 42, page 246;
5. Easements as shown by recorded plat, including 15 feet on the Southwesterly and Southeasterly side and 50 feet ingress and egress easement across the Northwesterly side of lot;
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, page 572; Deed Book 219, page 734; Deed Book 179, page 358 and Deed Book 130, page 55; and
7. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, page 184 and Real 149, page 12.

03/03/1998-07344  
02:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 136.00

Inst # 1998-07344

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

The Grantor, for itself and for its successors and assigns, covenants and agrees to warrant and defend title to said property to the Grantee, and to its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer, as of the 3rd day of March, 1998.

SOUTHLAKE PROPERTIES, a general partnership

By: Rime Developers, Inc., an Alabama corporation,  
A general partner

By: Harold W. Ripps  
Harold W. Ripps, President

Inst # 1998-07344

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold W. Ripps, whose name as President of Rime Developers, Inc., an Alabama corporation, acting in its capacity as a general partner of Southlake Properties, a general partnership, 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 the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as a partner and on behalf of said general partnership.

Given under my hand and official seal this 3 day of March, 1998.

Jennifer Carlson  
Notary Public

My commission expires: 3/12/01  
AFFIX SEAL

This instrument Prepared by:

William R. Sylvester  
WALSTON, WELLS, ANDERSON & BAINS, LLP  
505 N. 20th Street, Suite 500  
P.O. Box 839642  
Birmingham, Alabama 35283-0642  
(205) 251-9600

Inst # 1998-07344

F:\USERS\CARLSON\MEDPLEX\RMD2.PUR\DEED

03/03/1998-07344  
02:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 136.00