

This instrument prepared by:
ROBERT C. BARNETT
2001 Park Place North
850 Park Place Tower
Birmingham, AL 35203

Send tax notice to:
Werth Realty, Inc.
P.O. Box 12081
Birmingham, AL 35202

CORPORATE DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of Seven Hundred seventy thousand five hundred and no/100 (\$770,500) to the undersigned grantor, Reamer Development Corporation, a Corporation in hand paid by Werth Realty, Inc. and Multi-Vest, Inc. the receipt of which is hereby acknowledged, the said Reamer Development Corporation, a Corporation does hereby grant, bargain, sale, and convey unto the said Werth Realty, Inc. and Multi-Vest, Inc. as tenants in common with each owning an undivided one-half interest the following described real estate situated in Shelby County, Alabama to wit:

The aforesaid legal description attached hereto as exhibit A

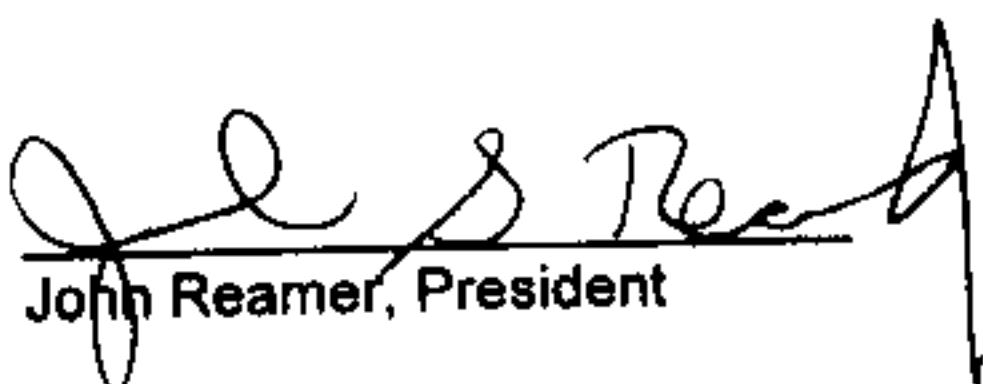
Subject to:

1. Ad Valorem Taxes due in the year 1998, a lien, but not yet payable:
Parcel # 58-10-4-17-0-001.017
Parcel # 58-10-4-17-0-001.016
Parcel # 58-10-4-17-0-001.018
Parcel # 58-10-4-17-0-001.009.003
2. Title to all minerals and mining rights together with all mining and other rights, privileges and immunities relating thereto as set forth in instrument recorded in Deed Book 33, Page 542; Deed Book 236, Page 103 and Real Book 178, page 521 and Deed Book 201, Page 175.
3. Riparian rights of third parties, if any, to Cahaba River.
4. Right of way in favor of the State of Alabama in Deed Book 295, page 425.
5. Agreement with Plantation Pipeline as recorded in Deed Book 145, page 275.
6. Subject to the terms and conditions of that certain mortgage dated 5-17-1997 from Reamer Development Corporation to National Bank of Commerce of Birmingham recorded in Instrument #1997-17439, said future advance mortgage being in the original principal amount of \$1,800,000.
7. Subject to the terms and conditions of that certain mortgage dated 1-16-1996 from Reamer Development Corporation to National Bank of Commerce of Birmingham recorded in Instrument #1996-3245, said future advance mortgage being in the original principal amount of \$800,000.

TO HAVE AND TO HOLD, to the said Werth Realty, Inc. and Multi-Vest, Inc. their heirs and assigns forever. And said Reamer Development Corporation, a Corporation does for itself, its successors and assigns, covenant with said Werth Realty, Inc. and Multi-Vest, Inc. their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to Werth Realty, Inc. and Multi-Vest, Inc. and their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Reamer Development Corporation, a Corporation by its President, John Reamer, who is authorized to execute this conveyance, has hereto set its signature and seal this the 5TH day of JUNE, 1998.

Reamer Development Corporation, a Corporation


John Reamer, President

Return To:
Alabama Title Co., Inc.

770,500
100% below

Inst # 1998-22444

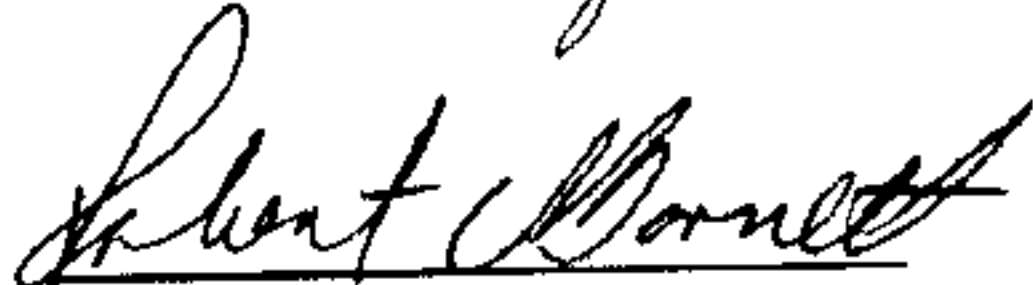
Inst # 1998-22444

06/16/1998-22444
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
769.00
005 HCS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Reamer, whose name as President of Reamer Development Corporation, a Corporation, 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.

Given under my hand and official seal, this the 5 day of June,
1998.


Notary Public

My Commission expires: 10/24/2000

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION

Description Phase 2 Bent River Commons:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 19 South, Range 2 West; thence run North 00 degrees 08 minutes 46 seconds East a distance of 270.44 feet to the point of beginning; thence North 00 degrees 12 minutes 51 seconds East a distance of 472.00 feet to a point; thence North 76 degrees 00 minutes 00 seconds East a distance of 150.00 feet to a point; thence South 21 degrees 32 minutes 11 seconds East a distance of 147.32 feet to a point; thence South 10 degrees 56 minutes 54 seconds East a distance of 525.17 feet to a point; thence South 05 degrees 40 minutes 09 seconds East a distance of 163.01 feet to a point; thence South 21 degrees 12 minutes 29 seconds East a distance of 405.49 feet to a point; thence South 06 degrees 10 minutes 29 seconds West a distance of 180.00 feet to a point; thence South 03 degrees 36 minutes 58 seconds West a distance of 348.00 feet to a point; thence South 03 degrees 36 minutes 58 seconds West a distance of 390.00 feet to a point; thence North 89 degrees 51 minutes 55 seconds West a distance of 390.00 feet to a point; thence North 12 degrees 30 minutes 26 seconds West a distance of 113.65 feet to a point; thence North 26 degrees 18 minutes 08 seconds West a distance of 295.33 feet to a point; thence North 67 degrees 53 minutes 11 seconds West a distance of 240.00 feet to a point; thence North 45 degrees 45 minutes 18 seconds West a distance of 610.00 feet to a point; thence North 68 degrees 54 minutes 53 seconds East a distance of 500.00 feet to a point; thence North 21 degrees 05 minutes 07 seconds West a distance of 160.00 feet to a point; thence North 11 degrees 37 minutes 23 seconds West a distance of 60.53 feet to a point; thence North 21 degrees 05 minutes 07 seconds West a distance of 150.00 feet to a point; thence North 68 degrees 54 minutes 53 seconds East a distance of 497.32 feet to the Point of Beginning.

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EXHIBIT A

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LEGAL DESCRIPTION - CONTINUED

EXHIBIT A

Description Phase 3 Bent River Commons:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 19 South, Range 2 West; thence run North 00 degrees 08 minutes 46 seconds East a distance of 270.44 feet to a point; thence North 00 degrees 12 minutes 51 seconds East a distance of 472.00 feet to a point; thence North 76 degrees 00 minutes 00 seconds East a distance of 150.00 feet to a point; thence South 21 degrees 32 minutes 11 seconds East a distance of 147.32 feet to a point; thence South 10 degrees 56 minutes 54 seconds East a distance of 525.17 feet to a point; thence South 05 degrees 40 minutes 09 seconds East a distance of 163.01 feet to a point; thence South 21 degrees 12 minutes 19 seconds East a distance of 405.59 feet to a point; thence South 06 degrees 10 minutes 29 seconds West a distance of 180.00 feet to a point; thence South 03 degrees 36 minutes 58 seconds West a distance of 348.00 feet to a point; thence South 03 degrees 36 minutes 58 seconds West a distance of 390.00 feet to the point of beginning; thence North 89 degrees 51 minutes 55 seconds West a distance of 390.00 feet to a point; thence North 12 degrees 30 minutes 26 seconds West a distance of 113.65 feet to a point; thence North 26 degrees 18 minutes 08 seconds West a distance of 295.33 feet to a point; thence North 67 degrees 53 minutes 11 seconds West a distance of 240.00 feet to a point; thence North 45 degrees 45 minutes 18 seconds West a distance of 610.00 feet to a point; thence South 62 degrees 14 minutes 25 seconds West a distance of 105.00 feet to a point; thence South 19 degrees 36 minutes 05 seconds West a distance of 120.00 feet to a point; thence South 00 degrees 07 minutes 53 seconds West a distance of 90.00 feet to a point; thence South 08 degrees 02 minutes 47 seconds East a distance of 85.05 feet to a point; thence South 44 degrees 53 minutes 49 seconds East a distance of 370.00 feet to a point; thence South 42 degrees 43 minutes 37 seconds East a distance of 266.58 feet to a point; thence South 22 degrees 03 minutes 43 seconds East a distance of 130.00 feet to a point; thence South 56 degrees 26 minutes 29 seconds West a distance of 74.67 feet to a point; thence South 33 degrees 33 minutes 31 seconds East a distance of 36.95 feet to a point; thence South 66 degrees 11 minutes 48 seconds West a distance of 103.00 feet to a point; thence South 89 degrees 29 minutes 23 seconds West a distance of 63.89 feet to a point situated on a curve to the left having a central angle of 10 degrees 11 minutes 39 seconds and a radius of 353.46 feet; thence run along the arc a distance of 62.89 feet; thence South 28 degrees 55 minutes 57 seconds East a distance of 127.37 feet to the point of beginning of a curve to the right having a central angle of 90 degrees 00 minutes and a radius of 25 feet; thence run along the arc a distance of 39.27 feet; thence South 28 degrees 55 minutes 57 seconds East a distance of 60.00 feet to a point situated on a curve to the right having a central angle of 90 degrees 00 minutes and a radius of 25 feet;

Continued...

JR

LEGAL DESCRIPTION - CONTINUED

EXHIBIT A

thence run along the arc a distance of 39.27 feet; thence North 61 degrees 04 minutes 03 seconds East a distance of 260.00 feet to a point; thence South 36 degrees 06 minutes 30 seconds East a distance of 74.45 feet to a point; thence North 57 degrees 42 minutes 41 seconds East a distance of 150.00 feet to a point; thence North 24 degrees 54 minutes 01 seconds East a distance of 150.00 feet to a point; thence North 08 degrees 32 minutes 00 seconds East a distance of 174.43 feet to the Point of Beginning.

JR

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06/16/1998-22444
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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