

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Value

\$1,298,180.00

SEND TAX NOTICE TO:
Royal Construction & Dev.
1055 Data Drive, Suite 100
Hoover, AL 35244

STATUTORY WARRANTY DEED
WITHOUT RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten and no/100, (\$10.00) DOLLARS and other good and valuable consideration, in hand paid to the undersigned, Quaker Square Development Co., Inc., an Alabama corporation, (hereinafter referred to as "GRANTOR"), by Royal Construction and Development Co., Inc., an Alabama corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

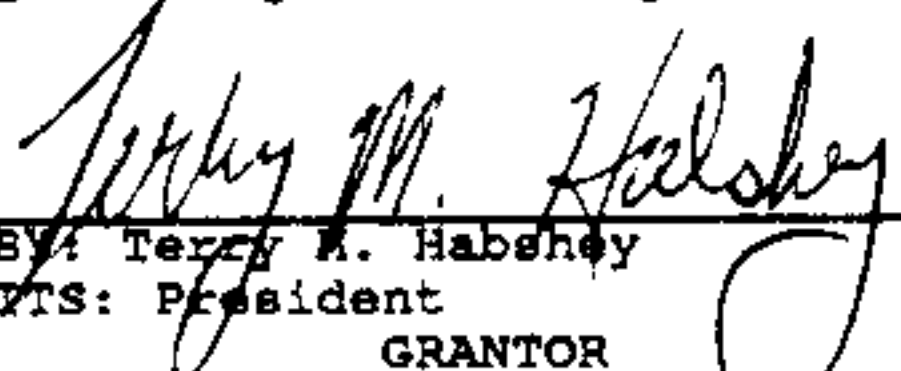
1. Ad valorem taxes for the current year, 1999.
2. All easements, restrictions and encumbrances of record.

ALL of the consideration recited above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their successors and assigns, forever;

IN WITNESS WHEREOF, Quaker Square Development Co., Inc., has caused this conveyance to be executed by its President who is hereunto duly authorized, this 6th day of November, 1998.


Quaker Square Development Co., Inc.


By: Terry M. Habshey (SEAL)
VTS: President
GRANTOR

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Terry M. Habshey, whose name as President of Quaker Square Development Co., Inc., 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 6th day of November, 1998.


NOTARY PUBLIC
My commission expires: 6-23-2001

Inst # 1998-44665

11/10/1998-44665
02:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

EXHIBIT A

PARCEL I

Part of the North 1/2 of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwestern corner of Lot 110, Old Cahaba Winter Crest Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 24, Page 69, run in a Northwesternly direction along an extension of the Southwesterly line of said Lot 110 for a distance of 234.96 feet to an existing iron pin being on the South right of way line of Shelby County Highway No. 52 being the point of beginning; thence turn an angle to the left of $180^{\circ}00'$ and run in a Southeasterly direction for a distance of 1318.25 feet; thence turn an angle to the left of $30^{\circ}16'21''$ and run in a Southeasterly direction for a distance of 331.37 feet; thence turn an angle to the right of $130^{\circ}35'19''$ and run in a Southwesterly direction for a distance of 515.56 feet; thence turn angle to the right of $10^{\circ}45'08''$ and run in a Southwesterly direction for a distance of 180.0 feet; thence turn an angle to the right of $36^{\circ}41'$ and run in a Northwesternly direction for a distance of 360.90 feet; thence turn an angle to the left of $91^{\circ}53'12''$ and run in a Southwesterly direction for a distance of 145.46 feet; thence turn an angle to the left of $42^{\circ}51'21''$ and run in a Southeasterly direction for a distance of 110.0 feet; thence turn an angle to the right of $90^{\circ}40'$ and run in a Southwesterly direction for a distance of 428.01 feet; thence turn an angle to the right of $89^{\circ}20'$ and run in a Northwesternly direction for a distance of 205.0 feet; thence turn an angle to the left of $81^{\circ}47'43''$ and run in a Southwesterly direction for a distance of 190.61 feet; thence turn an angle to the left of $10^{\circ}18'34''$ and run in a Southwesterly direction for a distance of 320.0 feet; thence turn an angle to the right of $27^{\circ}35'14''$ and run in a Westerly direction for a distance of 122.11 feet; thence turn an angle to the right of $33^{\circ}24'37''$ and run in a Northwesternly direction for a distance of 310.0 feet to a point on a curve, said curve being concave in a Westerly direction and having a central angle of $69^{\circ}36'11''$ and a radius of 313.14 feet; thence turn an angle to the right ($67^{\circ}20'25''$ to the chord of said curve) and run in a Northeasterly and Northerly direction along the arc of said curve for a distance of 374.94 feet to the point of ending of said curve; thence run in a Northwesternly direction along a line tangent to the end of said curve for a distance of 712.23 feet; thence turn an angle to the right of $5^{\circ}03'16''$ and run in a Northerly direction for a distance of 186.83 feet; thence turn an angle to the left of $20^{\circ}02'19''$ and run in a Northwesternly direction for a distance of 280.0 feet, more or less to a point on the South right of way line of Shelby County Highway No. 52; thence turn an angle to the right and run in a Northeasterly direction along said South right of way line of Shelby County Highway No. 52 for a distance of 1667.56 feet, more or less, to the point of beginning.

PARCEL II

Part of the East 1/2 of the NE 1/4 of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said Section 20, run in a Westerly direction along the North line of said section for a distance of 253.28 feet to the point of beginning; thence continue in a Westerly direction along the North line of said section for a distance of 50.16 feet; thence turn an angle to the left of $39^{\circ}04'22''$ and run in a Southwesterly direction for a distance of 382.72 feet; thence turn an angle to the left of 90° and run in a Southeasterly direction for a distance of 280.0 feet; thence turn an angle to the right of $68^{\circ}25'06''$ and run in a Southwesterly direction for a distance of 105.86 feet; thence turn an angle to the right of $19^{\circ}34'54''$ and run in a Southwesterly direction for a distance of 360.0 feet; thence turn an angle to the left of $11^{\circ}0'$ and run in a Southwesterly direction of a distance of 430.0 feet; thence turn an angle to the left of $51^{\circ}25'45''$ and run in a Southeasterly direction for a distance of 509.43 feet; thence turn an angle to the left of $107^{\circ}06'06''$ and run in a Northeasterly direction for a distance of 780.36 feet; thence turn an angle to the left of $60^{\circ}55'13''$ and run in a Northerly direction for a distance of 1225.09 feet, more or less, to the point of beginning.

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