

480,500

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Meadow Brook South 2700, L.L.C.
c/o Daniel Realty Company
3595 Grandview Parkway, Suite 400
Birmingham, AL 35242

62605-8661
Inst 4 1998-50929

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 17th day of December, 1998 by DANIEL REALTY COMPANY, an Alabama general partnership ("Grantor"), in favor of MEADOW BROOK SOUTH 2700, L.L.C., a Delaware limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property (the "Property") situated in Shelby County, Alabama:

Lot 11-H, according to the Meadow Brook Corporate Park South, Phase II, Resurvey No. 4, as recorded in Map Book 24, Page 42 in the Office of the Judge of Probate of Shelby County, Alabama.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes due and payable October 1, 1999 and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Agreement with Alabama Power Company as to underground cables recorded in Real 75, Page 634 and in Real 207, Page 348 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").
4. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 28 page 581 in the Probate Office.
5. Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park South dated as of September 1, 1985, and recorded in Book 064, Page 91 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), as amended by (i) First Amendment thereto dated as of April 1, 1986, and recorded in Book 095, Page 826 in the Probate Office, (ii) Second Amendment thereto dated as of July 23, 1988, and recorded in Book 141, Page 784 in the Probate Office, (iii) Third Amendment thereto dated as of 12/22/1998.

CANADA Title

12/22/1998
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 15:30

1998-50929

March 28, 1988, and recorded in Book 177, Page 244 in the Probate Office, (iv) Fourth Amendment thereto dated as of June 20, 1989, and recorded in Book 243, Page 453 in the Probate Office, (v) Fifth Amendment thereto dated as of July 5, 1989, and recorded in Book 245, Page 89 in the Probate Office, (vi) Sixth Amendment thereto dated as of October 14, 1992, and recorded as Instrument No. 1992-23529 in the Probate Office, (vii) Seventh Amendment thereto dated as of January 31, 1995, and recorded as Instrument No. 1995-03028 in the Probate Office, (viii) Eighth Amendment thereto dated as of February 14, 1995, and recorded as Instrument No. 1995-04188 in the Probate Office, (ix) Ninth Amendment thereto dated as of February 20, 1996, and recorded as Instrument No. 1996-05491 in the Probate Office, (x) Tenth Amendment thereto dated as of September 19, 1996, and recorded as Instrument No. 1996-32318 in the Probate Office, (xi) Eleventh Amendment thereto dated as of September 18, 1997, and recorded as Instrument No. 1997-30077 in the Probate Office, (xii) Twelfth Amendment thereto dated as of November 20, 1997, and recorded as Instrument No. 1997-37856 in the Probate Office and (xiii) Thirteenth Amendment thereto dated as of February 19, 1998, and recorded as Instrument No. 1998-5588 in the Probate Office, (xiv) Fourteenth Amendment thereto dated as of October 21, 1998, and recorded as Instrument No. 1998-41655 in the Probate Office and (xiv) Fifteenth Amendment thereto dated as of November 20, 1998, and recorded as Instrument No. 1998-46243.

6. Agreement with Alabama Power Company as set out in Misc. Book 48, Page 880 in the Probate Office.

7. Building setback lines, easements and buffer zones as shown by recorded plats, including Map Book 24, Page 42 recorded in the Probate Office.

8. Unrecorded permit from Daniel International Corporation to Alabama Power Company dated September 29, 1978.

9. Rights of others to use the dirt road running through the southerly portion of the Property as shown by survey of Walter Schoel Engineering Company, Inc. dated August 13, 1998, last revised November 24, 1998.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

The entire purchase price paid hereunder by Grantee to Grantor has been paid from the proceeds of a loan made contemporaneously herewith by SouthTrust Bank, National Association, to Grantee, which loan is secured by a mortgage of even date herewith to be recorded contemporaneously herewith in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

**DANIEL REALTY COMPANY, an
Alabama general partnership**

By: DANIEL EQUITY PARTNERS
LIMITED PARTNERSHIP, a Virginia
limited partnership, Its Managing Partner

By: Daniel Equity Corporation I, a
Virginia corporation, Its General
Partner

By: [Signature]
Its: Vice President

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack R. Peterson whose name as Vice President of DANIEL EQUITY CORPORATION I, a Virginia corporation, as General Partner of DANIEL EQUITY PARTNERS LIMITED PARTNERSHIP, a Virginia limited partnership, as Managing Partner of DANIEL REALTY COMPANY, an Alabama 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 of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of such corporation in its capacity as general partner as aforesaid.

Given under my hand and official seal this the 17th day of December, 1998.

[Signature]
Notary Public
My Commission Expires 1/22/2000

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING SHOULD BE
RETURNED TO:
Stephen R. Monk, Esq.
Bradley Arant, Rose & White LLP
2001 Park Place North
Suite 1400
Birmingham, Alabama 35203

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SHELBY COUNTY JUDGE OF PROBATE

-3- 003 CRH 15.50