

STATE OF ALABAMA}
COUNTY OF SHELBY}

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FOUR THOUSAND SIX HUNDRED NINETY FOUR AND 28/100 Dollars (\$104,694.28), and other good and valuable consideration, to the undersigned grantor, METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation (the "Grantor") in hand paid by SELKIRK PARTNERS, L.L.C., an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee, its successors and assigns, that certain real estate situated in the City of Hoover, Shelby County, Alabama, and described on Exhibit "A" attached hereto and by reference made a part hereof (hereinafter referred to as the "Property").

This conveyance is subject to the following:

1. Taxes for the year 1998, a lien but not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights-of-way, reservations, agreements, restrictions, and setback lines of record.
5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, attached hereto as Exhibit "B" and made a part hereof, and the Easements and Agreements set forth therein; provided, however, that if Grantor should re-acquire title to the property conveyed herein, such restrictions shall be null and void.

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

IN WITNESS WHEREOF, the Grantor has by its duly authorized officer set its signature and seal, this the 14 day of December, 1998.

GRANTOR:

METROPOLITAN LIFE INSURANCE COMPANY

By: [Signature] 1999-01847

Its: [Signature]

01/14/1999-01847
11:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
118.50

[SEAL]

STATE OF GEORGIA}
COUNTY OF ~~DEKALB~~ FULTON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert K. French of Metropolitan Life Insurance Company, a New York corporation, 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 this instrument, 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 ^{11th} ~~10th~~ day of DECEMBER ~~December~~, 1998.

[Signature]
Notary Public

[SEAL]

GRANTEE:

SELKIRK PARTNERS, L.L.C., an Alabama limited liability company

By: At/Bm [Signature]

Its: PRESIDENT

STATE OF ALABAMA}
COUNTY OF ATLARGE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Stephen J. Bartek III of SELKIRK PARTNERS, L.L.C., an Alabama limited liability company, 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 this instrument, he executed the same voluntarily for and as the act of said individual.

Given under my hand and official seal, this the ^{10th} day of December, 1998.

[Signature]
Notary Public

[SEAL]

LIMITED WARRANTY DEED

EXHIBIT "A"

An Exhibit to the Limited Warranty Deed

A Description of the "Property"

Being that tract of land known as Inverness Parcel "11-B" on the Final Plat recorded in Map Book 24, Page 97 of Shelby County, Alabama.

Inst # 1999-01847
01/14/1999-01847
11-06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 118.50