

This instrument prepared by:
Hugh C. Boston III
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

Send Tax Notice to:
Paragon Assisted Living, LLC
6008 Remington Drive
Pelham, AL 35124-3114

STATE OF ALABAMA

SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **WALTER L. HOWARD, JR.**, and wife, **WILEY B. HOWARD** ("Grantors"), by **PARAGON ASSISTED LIVING, LLC**, a Delaware corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

A part of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 West, and the Southeast Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence turn an angle of $45^{\circ}33'20''$ right from the section line Southerly and thence run Southwesterly 444.44 feet; thence turn $96^{\circ}38'08''$ left and run Southeasterly for 328.74 feet; thence turn $65^{\circ}51'05''$ right and run Southwesterly for 219.96 feet; thence turn $42^{\circ}35'40''$ left and run Southeasterly for 155.17 feet to a point on the North right of way line of Valleydale Road; thence turn $90^{\circ}22'40''$ left and run Northeasterly along said North right of way line for 68.56 feet; thence turn $61^{\circ}57'43''$ left and run Northerly for 136.07 feet; thence turn $22^{\circ}20'09''$ right and run Northeasterly for 116.03 feet; thence turn $39^{\circ}37'34''$ right and run Northeasterly for 348.13 feet; thence turn $73^{\circ}40'47''$ right and run Southeasterly for 136.64 feet; thence turn $16^{\circ}00'42''$ right and run Southeasterly for 64.16 feet to a point on the North right of way line of Valleydale Road; thence turn $89^{\circ}57'21''$ left and run Northeasterly along said North right of way line for 59.00 feet; thence turn an angle of $106^{\circ}03'20''$ left and run Northwesterly for 775.48 feet to the point of beginning.

Inst. # 1999-27700
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Parcel II:

A part of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, and the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence turn an angle of $45^{\circ}33'20''$ right from the section line southerly and thence run Southwesterly 444.44 feet; thence turn $96^{\circ}38'08''$ left and run Southeasterly for 328.74 feet; thence turn $65^{\circ}51'05''$ right and run Southwesterly for 219.96 feet; thence turn $42^{\circ}35'40''$ left and run Southeasterly for 155.17 feet to a point on the north right of way line of Valleydale Road; thence turn $90^{\circ}22'40''$ left and run Northeasterly along said North right of way line for 68.56 feet to the point of beginning; thence turn $61^{\circ}57'43''$ left and run Northerly for 136.07 feet; thence turn $22^{\circ}20'09''$ right and run Northeasterly for 116.03 feet; thence turn $39^{\circ}37'34''$ right and run Northeasterly for 348.13 feet; thence turn $73^{\circ}40'47''$ right and run Southeasterly for 136.64 feet; thence turn $16^{\circ}00'42''$ right and run Southeasterly for 64.16 feet to a point on the North right of way line of Valleydale Road; thence turn $90^{\circ}02'39''$ right and run Southwesterly along said road right of way for 145.56 feet; thence turn $60^{\circ}30'38''$ right and run Northwesterly for 144.93 feet; thence turn $31^{\circ}46'37''$ left and run Northwesterly for 96.34 feet; thence turn $38^{\circ}13'20''$ left and run Southwesterly for 106.17 feet; thence turn $52^{\circ}12'32''$ left and run Southerly for 172.08 feet to a point on the North right of way line of Valleydale Road; thence turn $61^{\circ}57'43''$ right and run Southwesterly along said road right of way for 52.51 feet to the point of beginning.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 1999 and subsequent years.
2. Restrictions appearing of record under Instrument Number 1998-40381.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 296, page 141 and Deed Book 356, page 645.
4. Right-of-way granted Alabama Power Company recorded in Deed Book 129, page 561 and Deed Book 179, page 370.
5. Right of way to Shelby County as recorded in Deed Book 177, page 40.
6. Riparian and other rights created by the fact that subject property lies adjacent to or is bounded by a lake.

Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and assigns shall,

warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the

1st day of June, 1999.

July

Walter L. Howard [Seal]
Walter L. Howard, Jr.

Wiley B. Howard [Seal]
Wiley B. Howard

STATE OF ALABAMA

)

JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Walter L. Howard, Jr. and wife, Wiley B. Howard, whose name 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 the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of June, 1999.

July

Reed C. Durden
Notary Public

[NOTARIAL SEAL]

My commission expires 8-13-000

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