

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 Properties, LLC
6008 Remington Drive
Pelham, AL 35124-3114

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 1999-27701

07/01/1999-27701
03:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
114.50
Q03 HNS

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 **PARAGON ASSISTED LIVING, LLC**, a Delaware limited liability company ("Grantor") by **PARAGON PROPERTIES, LLC**, a Delaware limited liability company ("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 SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 15, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; thence turn an angle of 45 degrees 33 minutes 20 seconds to the right from the Section line Southerly and run Southwesterly 371.78 feet to a point; thence turn an angle of 103 degrees 49 minutes to the left and run 594.56 feet to the point of beginning of the property being described; thence continue along last described course a distance of 145.02 feet to a point on the North right of way line of Valleydale Road; thence turn an angle of 120 degrees 02 minutes 40 seconds to the right and run Southwesterly along said right of way line 342.53 feet to a point; thence turn an angle of 117 degrees 41 minutes 30 seconds to the right and run 172.88 feet to a point; thence turn an angle of 52 degrees 17 minutes 20 seconds to the right and run 106.22 feet to a point; thence turn an angle of 38 degrees 11 minutes 20 seconds to the right and run 96.40 feet to the point of beginning. Situated in Shelby County, Alabama.

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°33'20" right from the section line southerly and thence run Southwesterly 444.44 feet; thence turn 96°38'08" left and run Southeasterly for 328.74 feet; thence turn 65°51'05" right and run Southwesterly for 219.96 feet; thence turn 42°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°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°57'43" left and run Northerly for 136.07 feet; thence turn 22°20'09" right and run Northeasterly for 116.03 feet; thence turn 39°37'34" right and run Northeasterly for 348.13 feet; thence turn 73°40'47" right and run Southeasterly for 136.64 feet; thence turn 16°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°02'39" right and run Southwesterly along said road right of way for 145.56 feet; thence turn 60°30'38" right and run Northwesterly for 144.93 feet; thence turn 31°46'37" left and run Northwesterly for 96.34 feet; thence turn 38°13'20" left and run Southwesterly for 106.17 feet; thence turn 52°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°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. Transmission line permit to Alabama Power Company as recorded in Deed Book 129, page 561, and Deed Book 179, page 370, in the Probate Office of Shelby County, Alabama (Parcel I)
3. Any mineral and mining rights not owned by Grantor
4. Such matters as would be shown by an accurate survey of the premises
5. Restrictions appearing of record under Instrument Number 1998-40381 (Parcel II)
6. 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 (Parcel II).
7. Right-of-way granted Alabama Power Company recorded in Deed Book 129, page 561 and Deed Book 179, page 370 (Parcel II).
8. Right of way to Shelby County as recorded in Deed Book 177, page 40 (Parcel II)
9. Riparian and other rights created by the fact that subject property lies adjacent to or is bounded by a lake (Parcel II)

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and on its behalf by its duly authorized officer on or as of the 1st day of July, 1999.

PARAGON ASSISTED LIVING, LLC

By: Gordon L. Smith
Its: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gordon Smith, whose name as President, of Paragon Assisted Living, LLC, a Delaware 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

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

Kuma C. Dushon
Notary Public

[NOTARIAL SEAL]

My commission expires: 8-13-00

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