

SEND TAX NOTICE TO:

Broad Horizons Properties, L.L.P.
c/o Mr. Marc A. Esson
2101 Highland Avenue, Suite 700
Birmingham, Alabama 35206

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 9th day of December, 1998 by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to BROAD HORIZONS PROPERTIES, L.L.P., an Alabama limited liability partnership (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate located in Shelby County, Alabama, to-wit:

Part of Block 2 of Cahaba Valley Park North as recorded in Map Book 13, Page 148, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the centerline point of tangent station 43+18.73 of Cahaba Valley Parkway; thence run east along the centerline of said Cahaba Valley Parkway for 73.40 feet; thence 90 degrees 00 minutes 00 seconds left and run northerly for 30.00 feet to a point on the north right of way line of said Cahaba Valley Parkway, said point being the S.E. corner of the Stealy Enterprises Survey by Miller Triplett & Miller Engineers, Inc. dated 2-14-80 and also the point of beginning of the parcel herein described; thence continue northerly along the last stated course and along the west line of said Stealy Enterprises Survey for 300.00 feet to the N.W. corner of said survey, said point being on the north boundary of Block 2 of said Cahaba Valley Park North; thence 90 degrees 00 minutes 00 seconds left and run westerly along said north line of Block 2 for 668.68 feet measured, 668.11 record, to the N.W. corner of said Block 2, said point being also the N.W. corner of the Steve Boner Survey by Miller Triplett & Miller Engineers, Inc. dated 5-16-95; thence 130 degrees 48 minutes 19 seconds left and run southeasterly along the northerly property line of said Steve Boner Survey for 481.77 feet to the N.E. corner of said survey, said point being on the northerly right of way line of said Cahaba Valley Parkway; thence 88 degrees 39 minutes 33 seconds left to become tangent to a curve to the right, said curve having a radius of 283.71 feet and subtending a central angle of 38 degrees 27 minutes 52 seconds; thence run northeasterly along said right of way line and along the arc of said curve for 196.42 feet to the end of said curve; thence at tangent to said curve run east along said right of way line for 73.40 feet to the point of beginning;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises

This conveyance is subject to the following:

- 1 Ad valorem taxes for tax year 1999;
- 2 Easements, rights-of-way and restrictions of record which affect said property

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed by its General Partner which is duly authorized hereunto, on the day first written above.

119 PROPERTIES, LTD., an Alabama limited partnership

By: CAHABA VALLEY PROPERTIES, INC.
Its General Partner

By: 
Charles H. Stephens
President

12/29/1999-52190
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DEC 29 1999 129.30

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHARLES H. STEPHENS, whose name as President of CAHABA VALLEY PROPERTIES, INC., the General Partner of 119 PROPERTIES, LTD., an Alabama limited partnership, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand this the 9th day of December , 1998

Janet L. Brighman
Notary Public
My Commission Expires: 9-19-99

THIS INSTRUMENT PREPARED BY

✓ Cheryl Isom
Berkowitz, Lefkowitz, Isom & Kushner
1800 SouthTrust Tower
Birmingham, Alabama 35203

Consideration \$ 125,000

Inst # 1999-52190

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12/29/1999-52190
08:42 AM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
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