

This Instrument Was Prepared By:

Mark E. Hoffman, Esquire  
1300 20<sup>th</sup> Street South, Suite 302  
Birmingham, Alabama 35205

Send Tax Notice To:

CP Limited Partnership  
c/o Chateau Communities, Inc.  
6160 S. Syracuse Way  
Greenwood Village, CO 80111

Inst # 2000-03543

### GENERAL WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00) to the undersigned GRANTOR, INDIAN SPRINGS DEVELOPMENT COMPANY, L.L.C., an Alabama limited liability company, (herein referred to as "Grantor") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey, unto CP LIMITED PARTNERSHIP, a Maryland limited partnership (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

Subject to:

1. Ad Valorem taxes for the year 2000 and subsequent years which are not yet due and payable.
2. Riparian rights associated with the premises under applicable State and/or Federal law.
3. Right-of-way granted to Postal Telegraph Company recorded in Volume 80, Page 40.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 509.
5. Right-of-way granted to Shelby County recorded in Deed Book 102, Page 462.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said

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premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it shall, and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its duly authorized representatives, who are authorized to execute this conveyance, hereto sets its signature and seal, this the 1<sup>st</sup> day of February, 2000.

INDIAN SPRINGS DEVELOPMENT  
COMPANY, L.L.C., an Alabama limited  
limited company

By: HUDSON/STEWART, L.L.C., an Alabama  
limited liability company  
Its: Managing Member

By: Rita M. Hudson  
Rita M. Hudson  
Its: Managing Member

By: DAVIES PROPERTIES, LTD., an Alabama  
limited partnership  
Its: Member

By: DAVIES MANAGEMENT TRUST  
u/a/d \_\_\_\_\_  
Its: General Partner

By: David W. Davies  
David W. Davies  
Its: Trustee

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RITA M. HUDSON and DAVID W. DAVIES, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in such capacities as may be noted above, acting on behalf of INDIAN SPRINGS DEVELOPMENT COMPANY, L.L.C., and with such authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 1<sup>st</sup> day of February, 2000.

*July C. Wagley*  
Notary Public  
My Commission Expires: 4/18/2001

Parcel I

Part of Lot 1 JH Banker's Subdivision and Part of the SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 1, Township 20 South, Range 3 West and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and Section 6, Township 20 South, Range 2 West being more particularly described as follows:

Beginning at the southeast corner of the southeast quarter of the northeast quarter of Section 1, Township 20 south, Range 3 west, Shelby County, Alabama and run thence North 00 degrees 02 minutes 45 seconds West along the east line of said quarter-quarter section a distance of 1,151.65 feet to property corner in the centerline of Bishop creek; Thence run South 59 degrees 29 minutes 19 seconds West along centerline of said creek 59.70 feet to a property corner; Thence run South 21 degrees 16 minutes 11 seconds West along centerline of said creek 159.36 feet to a property corner; Thence run South 56 degrees 34 minutes 04 seconds West along centerline of said creek 26.66 feet to a property corner; Thence run along the centerline of said creek North 87 degrees 38 minutes 50 seconds West a distance of 140.35 feet to a property corner; Thence run along the centerline of said creek North 68 degrees 19 minutes 51 seconds West a distance of 53.89 feet to a property corner; Thence run North 63 degrees 53 minutes 32 seconds West along centerline of said creek 22.40 feet to a point on the diagonal line from the northeast corner of subject quarter-quarter section to the southwest corner of same said quarter-quarter section; Thence continue North 63 degrees 53 minutes 32 seconds West along centerline of said Bishop creek a distance of 101.71 feet to a property corner; Thence run North 70 degrees 16 minutes 22 seconds West along the centerline of said creek a distance of 53.59 feet to a property corner; Thence run South 59 degrees 36 minutes 19 seconds West along the centerline of said creek a distance of 62.77 feet to a property corner; Thence run South 56 degrees 48 minutes 01 seconds West along the centerline of said creek a distance of 65.03 feet to a property corner; Thence run South 40 degrees 55 minutes 10 seconds West along centerline of said creek a distance of 68.06 feet to a property corner; Thence run South 19 degrees 36 minutes 18 seconds West along centerline of said creek a distance of 48.20 feet to a property corner; Thence run South 24 degrees 14 minutes 39 seconds West along centerline of said creek a distance of 56.85 feet to a property corner; Thence run South 29 degrees 52 minutes 59 seconds West along centerline of said creek a distance of 76.33 feet to a property corner; Thence run South 36 degrees 20 minutes 45 seconds West along centerline of said creek a distance of 69.25 feet to a property corner; Thence run South 28 degrees 20 minutes 41 seconds West along centerline of said creek a distance of 50.82 feet to a property corner; Thence run South 35 degrees 34 minutes 16 seconds West along centerline of said creek a distance of 39.42 feet to a property corner; Thence run South 08 degrees 36 minutes 24 seconds East along centerline of said creek a distance of 42.56 feet to a property corner; Thence run South 32 degrees 15 minutes 53 seconds East along centerline of said creek a distance of 34.40 feet to a property corner on the diagonal (so called twenty acre line) line between the northeast corner of said southeast quarter of the northeast quarter and the southwest corner of same said quarter-quarter; Thence run South 45 degrees 50 minutes 56 seconds West along said diagonal line a distance of 809.57 feet to a property corner representing the southwest corner of the said southeast quarter of the northeast quarter of said section 1; Thence run South 89 degrees 43 minutes 11 seconds East along the south line of said



quarter-quarter and the centerline of same said Bishop Creek a distance of 610.01 feet to a property corner in the centerline of said creek; Thence run North 60 degrees 22 minutes 32 seconds East along centerline of said creek a distance of 87.16 feet to a property corner in the centerline of said creek; Thence run South 67 degrees 18 minutes 26 seconds East a distance of 101.94 feet to a steel rebar property corner; Thence run South 67 degrees 18 minutes 21 seconds East and 4.51 feet north of and nearly parallel to an existing industrial fence a distance of 764.54 feet to a found crimped pipe corner on the westerly margin of U.S. Highway No. 31, AKA, Pelham Parkway; Thence run North 27 degrees 35 minutes 30 seconds East along said margin of said Highway a distance of 73.53 feet to a property corner; Thence run North 67 degrees 23 minutes 27 seconds West a distance of 173.65 feet to a property corner; Thence run North 36 degrees 40 minutes 19 seconds East a distance of 46.35 feet to a property corner; Thence run North 35 degrees 01 minutes 49 seconds West a distance of 48.32 feet to a property corner on the east line of the northeast quarter of the southeast quarter of same said section 1; Thence run North 00 degrees 02 minutes 19 seconds West along the east line of the said northeast quarter of the southeast quarter of same said Section 1 a distance of 79.04 feet to the point of beginning.

Less and except the following described property known as Parcel II

Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama and run thence South 45 degrees 50 minutes 56 seconds West a distance of 476.34 feet to a point in the centerline of Bishop Creek and the point of beginning of the property being described; Thence run North 63 degrees 53 minutes 32 seconds West along the centerline of Bishop Creek a distance of 101.71 feet to a point; Thence run North 70 degrees 16 minutes 22 seconds West along said centerline of said creek 53.59 feet to a point; Thence run South 59 degrees 36 minutes 19 seconds West along said centerline of said creek 62.77 feet to a point; Thence run South 56 degrees 48 minutes 01 seconds West along centerline of said creek 65.03 feet to a point; Thence run South 40 degrees 55 minutes 10 seconds West along the centerline of said creek 68.06 feet to a point; Thence run South 19 degrees 36 minutes 18 seconds West along centerline of said creek 48.20 feet to a point; Thence run South 24 degrees 14 minutes 39 seconds West along centerline of said creek 56.85 feet to a point; Thence run South 29 degrees 52 minutes 59 seconds West along centerline of said creek 76.33 feet to a point; Thence run South 36 degrees 20 minutes 45 seconds West along centerline of said Bishop Creek 69.25 feet to a point; Thence run South 28 degrees 20 minutes 41 seconds West along said centerline of said creek 50.82 feet to a point; Thence run South 35 degrees 34 minutes 16 seconds West along centerline of said creek 39.42 feet to a point; Thence run South 08 degrees 36 minutes 24 seconds East along centerline of said creek 42.56 feet to a point; Thence run South 32 degrees 15 minutes 53 seconds East along centerline of said creek 34.40 feet to a point; Thence run North 45 degrees 50 minutes 56 seconds East a distance of 607.41 to the point of beginning.

NOTE: Parcel II described herein is within the bounds of Parcel I

Parcel III

Beginning at the northeast corner of the southeast quarter of the northeast quarter of Section 1, Township 20 south, Range 3 West, Shelby County, Alabama and run thence South 45 degrees 50 minutes 56 seconds West a distance of 476.34 feet to a point in the centerline of Bishop Creek; Thence run South 63 degrees 53 minutes 32 seconds East along said centerline of said creek 22.40 feet to a point; Thence run South 69 degrees 19 minutes 51 seconds East along said centerline of said creek 53.89 feet to a point; Thence run South 87 degrees 38 minutes 50 seconds East along said centerline of said creek 140.35 feet to a point; Thence run North 56 degrees 34 minutes 04 seconds East along said centerline of said creek 26.66 feet to a point; Thence run North 21 degrees 16 minutes 11 seconds East along said centerline of said creek 159.36 feet to a point; Thence run North 59 degrees 29 minutes 19 seconds East along centerline of said creek 61.31 feet to a point on the east line of the said southeast quarter of the northeast quarter of said Section 1; Thence run North 00 degrees 30 minutes 24 seconds West along said east line of said quarter-quarter a distance of 173.00 feet to the point of beginning.

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