

This Instrument Prepared By:

Randolph H. Lanier
Balch & Bingham LLP
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203

Send Tax Notice To:

Sunderland Properties, L.L.C.
412 Cahaba Valley Circle
Pelham, Alabama 35124

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by **SUNDERLAND PROPERTIES, L.L.C.**, an Alabama limited liability company ("**Grantee**") to **COMPASS BANK**, an Alabama banking corporation ("**Grantor**"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee all that certain real property and improvements thereon situated in Shelby County, Alabama and being more particularly described on **Exhibit A**, attached hereto and made a part hereof (the "**Property**").

This conveyance of the Property is subject to the following:

1. Ad valorem taxes due and payable October 1, 2000, a lien not yet due and payable.
2. , Public easements, as shown by recorded Map, including 15 foot public utility easement on Southwesterly side, as shown by the Survey of Joseph Miller, dated 9-30-94.
3. Easement for Alabama Power company recorded in Real 292, page 618, in the Probate Office of Shelby county, Alabama.
4. Restrictions, covenants and conditions, recorded in Real 268, page 140; Real 290, page 386; Real 325, page 929; Instrument 1992-15856 and Instrument 1993-25691, in the Probate Office of Shelby County, Alabama.
5. Minerals and mining rights not owned by Grantor.

THE PROPERTY IS SOLD "AS IS" AND "WITH ALL FAULTS", WITHOUT ANY REPRESENTATION OR WARRANTY BY GRANTOR, EXCEPT FOR STATUTORY WARRANTIES OF TITLE.

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

1,200,000.00

of the purchase price is represented by a purchase money mortgage recorded contemporaneously herewith.

Inst # 2000-09930

03/29/2000-09930
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
313.50
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IN WITNESS WHEREOF, the said Grantor, by its duly authorized officer, has caused this conveyance to be executed this 24th day of March, 2000.

WITNESS:

COMPASS BANK

[Signature]

By: Bob Wheat
Its Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Kathy K. Oliver, a notary public in and for said county in said state, hereby certify that Bob Wheat, whose name as Vice President of **COMPASS BANK**, an Alabama banking 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 such instrument, (s)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 24th day of March, 2000.

Kathy K. Oliver
Notary Public

[Notarial Seal]

My Commission Expires: 7-23-03

EXHIBIT "A"

Part of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the centerline of P.T. Station 15+73.05 of Cahaba Valley Parkway and run Northwestersly along said centerline for 6.92 feet; thence 90°00'00" left and run Southwesterly for 30.00 feet to a point on the Westerly right of way line of said Cahaba Valley Parkway, said point being the point of beginning of the parcel herein described; thence continue Southwesterly along the last described course for 210.00 feet to a point on the Southwesterly line of said Block 1; thence 90°00'00" right and run Northwestersly along said line of Block 1 for 314.74 feet; thence 60°14'00" left and run Westerly along said line of Block 1 for 21.46 feet; thence 90°00'00" right and run Northerly for 225.0 feet to a point on the Southerly right of way line of said Cahaba Valley Parkway; thence 90°00'00" right and run Easterly along said right of way line for 52.10 feet to the beginning of a curve to the right, said curve subtending a central angle of 60°14'00" and having a radius of 142.39 feet; thence run Southeasterly along the arc of said curve and along said right of way line for 149.69 feet to the end of said curve; thence at tangent to said curve run Southeasterly along said right of way line for 371.24 feet to the point of beginning.

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