

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

JEFFERSON COUNTY )

WHEREAS, JOHN R. JENKINS and wife, GLENDA RUTH JENKINS ("Grantors") own certain property in ~~Jefferson~~ <sup>Shelby</sup> County, Alabama;

WHEREAS, Grantors hereby execute the following deed so as to convey the property described herein to Colonial Realty Limited Partnership, a Delaware limited partnership ("Grantee").

NOW, THEREFORE, in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Colonial Realty Limited Partnership, a Delaware limited partnership, the following described real estate, situated in Jefferson County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

**SUBJECT TO:**

1. Taxes for the year 2001 which are not yet due and payable.
2. Those matters appearing on Exhibit "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof to said Grantee its successors and assigns forever.

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03/05/2001-07402  
09:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
006 CJ1 464.50

438244.00

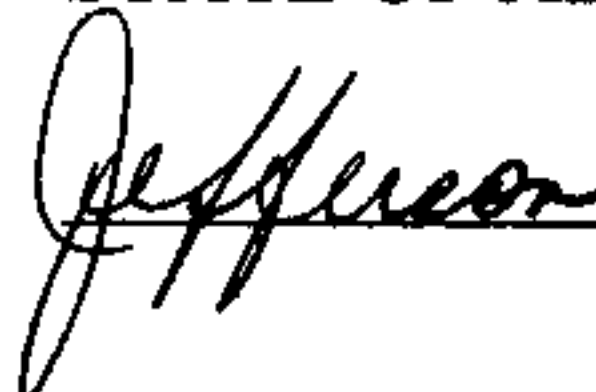
Inst # 2001-07402

And said Grantors do, for themselves, their successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall forever warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on this 1st day of March, 2001

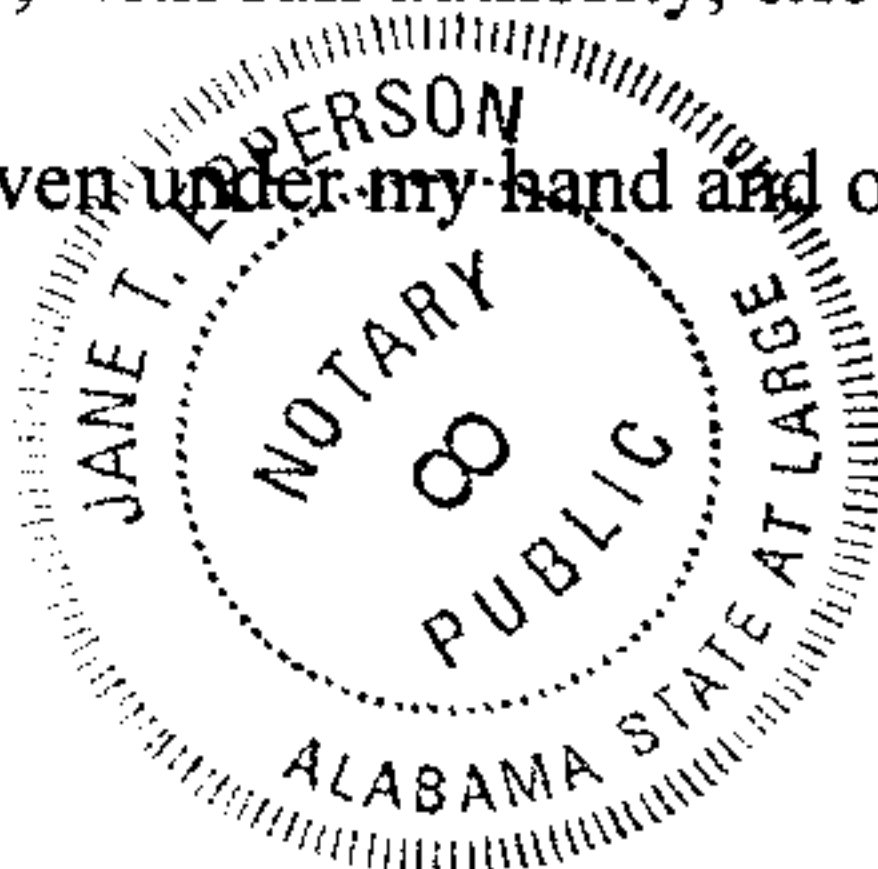
  
\_\_\_\_\_  
JOHN R. JENKINS  
  
\_\_\_\_\_  
GLENDA RUTH JENKINS

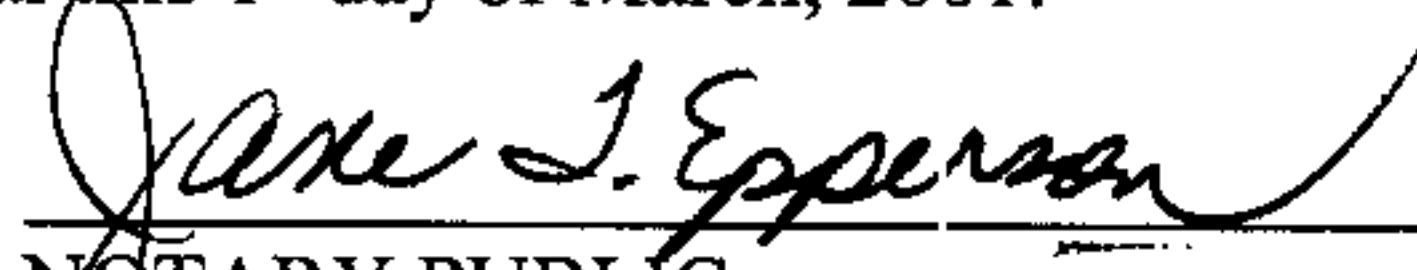
STATE OF ALABAMA     )

 COUNTY     )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John R. Jenkins, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, with full authority, executed the same voluntarily.

Given under my hand and official seal this 1<sup>st</sup> day of March, 2001.



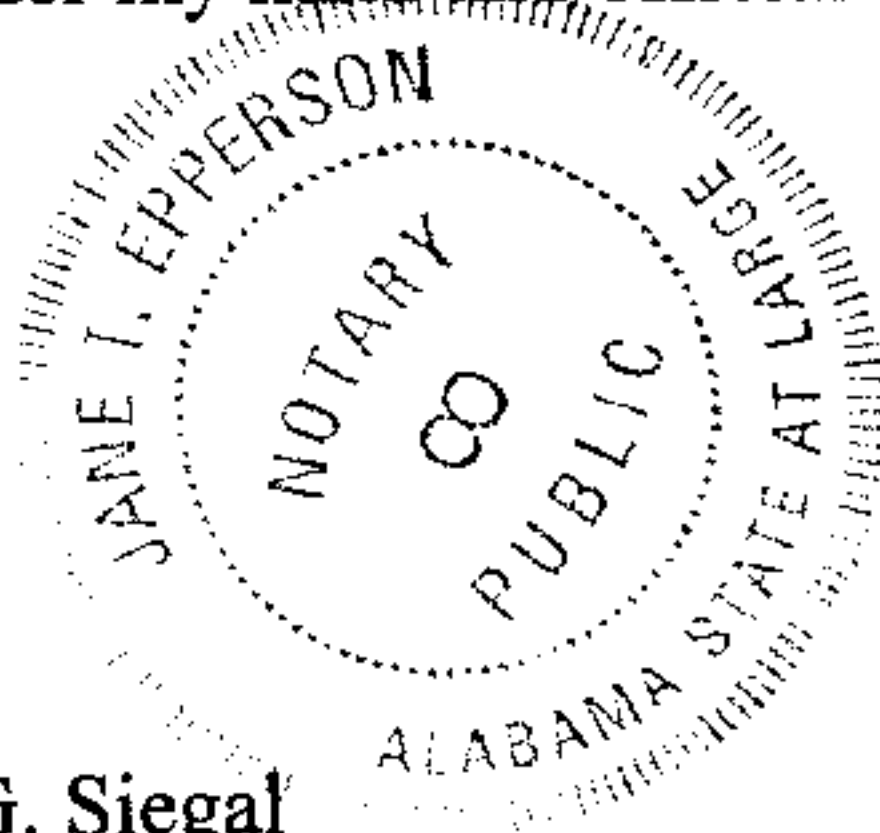
  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ~~My~~ Commission Expires JAN. 15, 2004

STATE OF ALABAMA     )

Jefferson COUNTY     )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Glenda Ruth Jenkins, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she, with full authority, executed the same voluntarily.

Given under my hand and official seal this 1<sup>st</sup> day of March, 2001.



Jane I. Epperson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: ~~My Commission Expires~~ JAN. 15, 2004

Prepared by:

Bradley G. Siegal  
Leitman, Siegal & Payne, P.C.  
600 North 20th Street, Suite 400  
Birmingham, Alabama 35203

Send Tax Notice to:

Colonial Realty Limited Partnership  
2101 6th Avenue North  
Suite 750  
Birmingham, Alabama 35202

## WALTER SCHOEL ENGINEERING COMPANY, INC.

CONSULTING ENGINEERS  
1001 22ND STREET SOUTH  
BIRMINGHAM, ALABAMA 35205  
PHONE (205) 323-6166  
FAX (205) 328-2252  
WWW.SCHOEL.COM

**LEGAL DESCRIPTION**  
**PARCEL "L"**  
**PROMENADE AT HOOVER**

A parcel of land being situated in the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest Corner of the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West and run in an Easterly direction along the North line of the NE 1/4 of the NW 1/4 of said Section 26 a distance of 55.72 feet to a point; thence  $141^{\circ}47'58''$  to the right in a Southwesterly direction (leaving the North line of the NE 1/4 of the NW 1/4 of said Section 26) a distance of 70.15 feet to a point on the West line of the NE 1/4 of the NW 1/4 of said Section 26; thence  $127^{\circ}24'53''$  to the right in a Northerly direction along the West line of the NE 1/4 of the NW 1/4 of said Section 26 a distance of 43.39 to the Northwest Corner of the NE 1/4 of the NW 1/4 of said Section 26, said point being the Point of Beginning. Subject to any rights-of-way or easements which may exist.

Containing 0.028 acres.

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PHONE (205) 323-6166  
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**LEGAL DESCRIPTION**  
**PARCEL "U"**  
**PROMENADE AT HOOVER**

A parcel of land being situated in the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest Corner of the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West and run in a Southerly direction along the West line of the NE 1/4 of the NW 1/4 of said Section 26 a distance of 225.46 feet to the POINT OF BEGINNING of the parcel herein described; thence 37°24'53" to the left in a Southeasterly direction (leaving the West line of the NE 1/4 of the NW 1/4 of said Section 26) a distance of 24.47 feet to a point; thence 93°52'53" to the right in a Southwesterly direction a distance of 17.84 feet to a point on the West line of the NE 1/4 of the NW 1/4 of said Section 26; thence 123°32'00" to the right in a Northerly direction along the West line of the NE 1/4 of the NW 1/4 of said Section 26 a distance of 29.29 feet to the Point of Beginning. Subject to any rights-of-way or easements which may exist.

Containing 217.76 square feet.

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**EXHIBIT "B"**

**EXCEPTIONS**

1. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

**Inst # 2001-07402**

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