

(6)

(2 0 0 1 6 0 / 5 9 0 5)

STATUTORY WARRANTY DEED

17.00
2173.50
2190.50
2,173,355.00

STATE OF ALABAMA 2 0 0 1 0 3 / 2 0 4 5
JEFFERSON COUNTY)

WHEREAS, PARTNERS IN PROGRESS, III, L.L.P., an Alabama limited liability partnership, ("Grantor") owns certain property in Jefferson County, Alabama;

WHEREAS, Grantor hereby executes 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, Grantor does 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.

bgs\cpi\crlp\hwy150\
partners\closing\crlp.deed 2/28/01

03/05/2001-07407
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 CJ1 27.00

Inst # 2001-07407

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

PARTNERS IN PROGRESS, III, L.L.P.

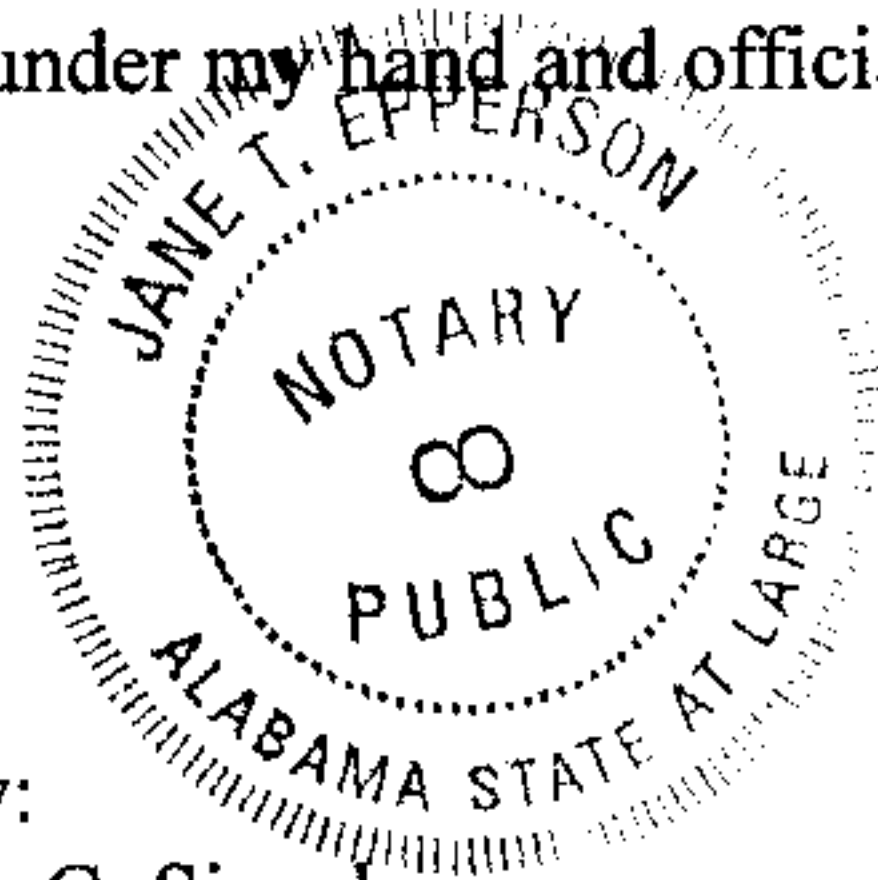
By: Frank D. Sutton
Its: Managing G.P.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Frank D. Sutton, Jr., whose name as partner of Partners in Progress, III, L.L.P., 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 thereof, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

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



Janet T. 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 "H"
PROMENADE AT HOOVER

A parcel of land being situated in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of Section 23, Township 19 South, Range 3 West and run in an Easterly direction along the South line of said Section 23 a distance of 67.02 feet to a point on the Southeasterly Right-of-Way line of Alabama Highway 150; thence $87^{\circ}49'59''$ to the left in a Northerly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 18.99 feet to a point; thence $49^{\circ}21'59''$ to the right in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 625.29 feet to a point; thence $0^{\circ}56'02''$ to the right in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 299.54 feet to a point; thence $0^{\circ}54'17''$ to the left in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 499.83 feet to a point; thence $2^{\circ}43'24''$ to the left in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama highway 150 a distance of 154.78 feet to a point; thence $1^{\circ}56'55''$ to the right in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 245.88 feet to a point; thence $1^{\circ}35'36''$ to the right in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama highway 150 a distance of 368.10 feet to a point on a curve to the left having a radius of 5789.58 feet and a central angle of $0^{\circ}23'49''$; thence $0^{\circ}57'10''$ to the left (Angle Measured to Tangent) in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 and the arc of said curve a distance of 40.12 feet to the POINT OF BEGINNING of the parcel herein described, said point being a point on a curve to the left having a radius of 5789.58 feet and a central angle of $1^{\circ}55'11''$; thence continue in a Northeasterly direction along the last described course and the Southeasterly Right-of-Way line of said Alabama Highway 150 and the arc of said curve a distance of 193.98 feet to a point; thence $0^{\circ}27'37''$ to the left (Angle Measured to Tangent) in a Northeasterly

direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 404.84 feet to a point; thence $5^{\circ}54'31''$ to the left in a Northeasterly direction along said Southeasterly Right-of-Way line of Alabama Highway 150 a distance of 206.19 feet to a point; thence $5^{\circ}11'44''$ to the right in a Northeasterly direction along the Southeasterly Right-of-Way line of said Alabama Highway 150 a distance of 266.58 feet to a point on the East line of the NE 1/4 of the SW 1/4 of said Section 23; thence $131^{\circ}03'20''$ to the right in a Southerly direction (leaving said Alabama Highway 150 Right-of-Way line) along the East line of the NE 1/4 of the SW 1/4 of said Section 23 a distance of 798.95 feet to the Southeast Corner of the NE 1/4 of the SW 1/4 of said Section 23; thence $0^{\circ}17'48''$ to the right in a Southerly direction along the East line of the SE 1/4 of the SW 1/4 of said Section 23 a distance of 219.78 feet to a point; thence $52^{\circ}40'38''$ to the right in a Southwesterly direction (leaving the East line of the SE 1/4 of the SW 1/4 of said Section 23) a distance of 712.24 feet to a point; thence $90^{\circ}00'00''$ to the right in a Northwesterly direction a distance of 254.85 feet to a point; thence $90^{\circ}00'00''$ to the right in a Northeasterly direction a distance of 239.38 feet to a point; thence $90^{\circ}00'00''$ to the left in a Northwesterly direction a distance of 66.00 feet to a point; thence $90^{\circ}00'00''$ to the right in a Northeasterly direction a distance of 9.50 feet to a point; thence $90^{\circ}00'00''$ to the left in a Northwesterly direction a distance of 195.00 feet to a point; thence $90^{\circ}00'00''$ to the right in a Northeasterly direction a distance of 10.26 feet to a point; thence $90^{\circ}00'00''$ to the left in a Northwesterly direction a distance of 215.15 feet to a point on the Southeasterly Right-of-Way line of Alabama Highway 150 and the Point of Beginning. Subject to any rights-of-way or easements which may exist.

Containing 14.623 acres.

WALTER SCHOEL ENGINEERING COMPANY, INC.

CONSULTING ENGINEERS
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
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LEGAL DESCRIPTION
PARCEL "K"
PROMENADE AT HOOVER

A parcel of land being situated in the SE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:


Begin at the Southwest Corner of the SE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 3 West and run in a Northerly direction along the West line of the SE 1/4 of the SW 1/4 of said Section 23 a distance of 288.64 feet to a point; thence $52^{\circ}46'23''$ to the right in a Northeasterly direction (leaving the West line of the SE 1/4 of the SW 1/4 of said Section 23) a distance of 89.83 feet to a point; thence $90^{\circ}00'00''$ to the right in a Southeasterly direction a distance of 263.46 feet to a point; thence $89^{\circ}49'17''$ to the right in a Southwesterly direction a distance of 220.55 feet to a point on the South line of the SE 1/4 of the SW 1/4 of said Section 23; thence $38^{\circ}12'02''$ to the right in a Westerly direction along the South line of the SE 1/4 of the SW 1/4 of said Section 23 a distance of 55.72 feet to the Southwest Corner of the SE 1/4 of the SW 1/4 of said Section 23, said point being the Point of Beginning. Subject to any rights-of-way or easements which may exist.

Containing 1.124 acres.

File: 0186PARK.doc

EXCEPTIONS

- STATE OF ALABAMA, HENRY COUNTY
I hereby certify that no mortgage tax or deed tax has
been collected on this instrument.
Michael F. Bolan
Judge of Probate
"No Tax Collected"

State of Alabama - Jefferson County
I certify this instrument filed on:
2001 MAR 02 P.M. 15:17
Recorded and \$ 2,173.50 Mtg. Tax
and \$ 17.00 Deed Tax and Fee Amt.
\$ Total \$ 2,190.50
MICHAEL F. BOLIN, Judge of Probate

200160/5905 BESS

03/05/2001-07407
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
0016 CJ1 27.00