

STATE OF ALABAMA )  
:  
SHELBY AND JEFFERSON COUNTIES )

SEND TAX NOTICE TO:  
City of Hoover  
100 Municipal Drive  
Hoover, Alabama 35216  
Attention: Linda Crump

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is executed and delivered on this 21<sup>st</sup> day of March, 2002 by **DANIEL REALTY COMPANY**, an Alabama general partnership ("Grantor"), in favor of **CITY OF HOOVER**, a municipal corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby and Jefferson Counties, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the items listed on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").


**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever, subject, however, to the Permitted Exceptions.

**IN WITNESS WHEREOF**, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

**DANIEL REALTY COMPANY**, an Alabama general partnership

By: Daniel Equity Partners Limited Partnership  
Its: Managing Partner

By: Daniel Equity Corporation I  
Its: General Partner

By:   
Name: Charles T. Carlisle, Jr.  
Title: Sr. Vice President

Inst # 2002-19364

04/26/2002-19364  
09:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MMH 20.50

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles T. Carls, Jr. whose name as Sr. Vice President of Daniel Equity Corporation I, a Virginia corporation, as General Partner of Daniel Equity Partners Limited Partnership, a Virginia limited partnership, as Managing Partner of Daniel Realty Company, an Alabama general partnership, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 21<sup>st</sup> day of March, 2002.

Norma C. Bush  
Notary Public

[NOTARIAL SEAL]

My commission expires: 7-14-04

This instrument prepared by and  
upon recording should be returned to

Stephen R. Monk, Esq.  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203-2736  
(205) 521-8429

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

*40-acre Park Site*

#### LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama, and the SW 1/4 of the SW 1/4 of Section 24, and the NE 1/4 of Section 26, all in Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 24, Township 19 South, Range 3 West; thence in an Easterly direction along the South line of said section a distance of 416.85 feet to a point; thence 47°34'43" to the left in a Northeasterly direction a distance of 51.07 feet to a point on the Southwesterly Right-of-Way line of Old Montgomery Highway; thence 71°22'04" to the left in a Northwesterly direction along said right-of-way line a distance of 262.16 feet to a point; thence 90° to the left in a Southwesterly direction along said right-of-way line a distance of 35.00 feet to a point; thence 90° to the right in a Northwesterly direction along said right-of-way line a distance of 30.44 feet to the POINT OF BEGINNING; thence 93°30'34" to the left in a Southwesterly direction (leaving said right-of-way line) a distance of 827.58 feet to a point; thence 19°41'28" to the right in a Southwesterly direction a distance of 145.57 feet to a point; thence 0°11'35" to the right in a Southwesterly direction a distance of 480.88 feet to a point; thence 4°42'48" to the right in a Southwesterly direction a distance of 407.59 feet to a point; thence 24°25'38" to the left in a Southwesterly direction a distance of 44.50 feet to a point; thence 15°26'00" to the left in a Southwesterly direction a distance of 119.97 feet to a point; thence 19°15'05" to the left in a Southwesterly direction a distance of 257.37 feet to a point; thence 22°03'56" to the left in a Southerly direction a distance of 354.88 feet to a point; thence 60°12'52" to the left in a Southeasterly direction a distance of 131.94 feet to a point; thence 40°59'03" to the right in a Southeasterly direction a distance of 62.70 feet to a point; thence 41°28'17" to the right in a Southwesterly direction a distance of 201.22 feet to a point; thence 32°27'09" to the left in a Southeasterly direction a distance of 246.56 feet to a point; thence 6°21'25" to the right in a Southerly direction a distance of 728 feet, more or less, to the centerline of the Cahaba River; thence an angle to the right in a Northwesterly, Northerly and Northeasterly direction along the centerline of said Cahaba River a distance of 4411 feet, more or less, to a point at the intersection of the centerline of said Cahaba River and the Southwesterly Right-of-Way line of Old Montgomery Highway; thence an angle to the right in a Southeasterly direction along said right-of-way line a distance of 223.5 feet, more or less, to a point; thence 90° to the right in a Southwesterly direction along said right-of-way line a distance of 50.00 feet to a point; thence 90° to the left in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 15.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 10.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 10.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 100.00 feet to a point; thence 90° to the left in a Northeasterly direction along said right-of-way line a distance of 5.00 feet to a point; thence 90° to the right in a Southeasterly direction along said right-of-way line a distance of 219.56 feet to the Point of Beginning.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Ad valorem, special assessments and library dues for the year 2002, and subsequent years, not yet due and payable.
2. All easements, restrictions, reservations, rights-of-way, covenants and other matters of record.

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