

THIS DOCUMENT PREPARED BY:
Randolph H. Lanier
BALCH & BINGHAM LLP
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
PSC, LLC
450 Riverchase Parkway East
Birmingham, Alabama 35298
Attention: Manaser

Tax Account

20021218000632780 Pg 1/10 2,583.00
Shelby Cnty Judge of Probate, AL
12/18/2002 08:22:00 FILED/CERTIFIED

STATE OF ALABAMA

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by PCS, LLC, an Alabama limited liability company (hereinafter referred to as "**GRANTEE**"), to the undersigned **THE HARBERT-EQUITABLE JOINT VENTURE**, under Joint Venture Agreement dated January 30, 1974, composed of Harbert Properties Corporation, a corporation, and The Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "**GRANTOR**"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the real estate situated in Shelby County, Alabama, described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 2003.
2. Mineral and mining rights not owned by GRANTOR.
3. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Misc. Book 13, Page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, Page 189, and as further amended and superceded by Amendment No. 2 recorded in Misc. Book 19, Page 633, in the Office of the Judge of Probate of Shelby County, Alabama (the "**Riverchase Business Covenants**").
4. GRANTEE agrees that the Property shall be developed so as to possess aesthetic and environmental characteristics in keeping with the overall development plan of the GRANTOR, The Riverchase Architectural Committee Development Criteria for Planned Office (PO) dated 10-24-90 and Planned Industrial (PI) dated 10-24-90, and in accordance with the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as amended by Amendment No. 1 and Amendment No. 2, and the Property shall be restricted to use for offices, office warehouses, service centers, and retail uses in the appropriate zoning classifications. Prior to commencing construction on the Property, GRANTEE shall submit to the Riverchase Architectural Committee complete plans and specifications of the proposed development for approval, such approval not to be unreasonably withheld.

5. Except for the warranties of title implied in this statutory warranty deed, GRANTOR has not made and specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to, or concerning the nature and condition of the Property including, but not limited to, the water, soil, sub-soil conditions and geology of the Property, and the suitability thereof for any and all activities and uses which GRANTEE may elect to conduct thereon. GRANTEE expressly acknowledges that no such other warranties or representations, other than statutory warranties as to title, have been made by or on behalf of GRANTOR. It is expressly understood and agreed that, with respect to the physical condition of the Property, the Property is being sold hereunder "AS IS" and "WITH ALL FAULTS," without any representation or warranty by GRANTOR. GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO (1) THE PHYSICAL OR ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY REPRESENTATION OR WARRANTY REGARDING HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, OR (2) THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA PROVIDED OR TO BE PROVIDED BY GRANTOR TO GRANTEE. GRANTEE expressly acknowledges to GRANTOR that GRANTEE has made its own independent inspections and investigations of the Property and has purchased the Property (i) based solely upon and in reliance upon its own independent inspections and investigations of the Property, and (ii) without relying upon any representation, warranty or agreement by GRANTOR, its agents or contractors, or by any other person or entity purporting to act or speak for or on behalf of GRANTOR with respect to the condition of the Property or any part thereof. GRANTEE, for itself and its successors and assigns, waives and releases all claims of every nature whatsoever, present and future, against GRANTOR based upon or in connection with the condition of the Property, the soil or the sub-soil conditions, including, but not limited to, the presence of any underground mines, tunnels or sinkholes, or any subsidence of the surface of the Property related thereto or caused thereby, and hereby releases GRANTOR from any liability whatsoever with respect thereto. The provisions of this paragraph shall run with the land and shall be binding upon GRANTEE and all subsequent owners of the Property or any part thereof.
6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 252 pages 182 and 184, Deed Book 310 page 595 and Deed Book 345 page 673 in the Probate Office of Shelby County, Alabama.
7. Slope Easement(s) to Wren Development as shown by instrument recorded in Deed Book 330 page 456 in the Probate Office of Shelby County, Alabama and on the survey by Laurence D. Weygand dated August 24, 2001.
8. Easement(s) to Wren Development as shown by instrument recorded in Deed Book 330 page 459 in the Probate Office of Shelby County, Alabama.
9. Land Use Agreement by and between Harbert Equitable Joint Venture and Blue Cross and Blue Shield of Alabama as set out in Misc. Book 16 page 690, and amended in Misc. Book

43 page 82 and Real Book 16 page 64 and Real Book 381 page 465 in the Probate Office of Shelby County, Alabama.

10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127 page 140 in the Probate Office.
11. The following matters shown on survey of Parcel 3 by Laurence D. Weygand, dated November 26, 2002:
 - (a) Two 20 foot easements on Westerly sides and as set out on Map Book 8 page 131.
 - (b) Encroachment of headwalls onto Westerly side and Northerly side.
 - (c) Encroachment of metal pipes onto Westerly side.
 - (d) 60 foot by 280 foot slop easement on Easterly side and as set out on Map Book 13 page 123.
12. The following matters shown on survey of Parcel 2 by Laurence D. Weygand dated November 26, 2002.
 - (a) 10 foot by 20 foot easement containing sanitary sewer on Westerly side and portion of land.
13. The following matters shown on survey of Parcel 1 by Laurence D. Weygand dated November 26, 2002:
 - (a) 15 foot easement on Westerly, Southerly, Southeasterly and Easterly sides of lot.
 - (b) 20 foot easement containing 21 foot concrete sanitary sewer through Westerly portion of land.
 - (c) power lines through Westerly portion of land.
 - (d) 65 foot slope easement abutting Easterly side.
14. Change in use agreement as set out in Real Book 236 page 56, in said Probate Office.

TO HAVE AND TO HOLD unto GRANTEE, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each Venturer by their respective duly authorized officers effective ~~on this~~ ^{as of} the 17th day of December, 2002. *JW*

THE HARBERT-EQUITABLE JOINT VENTURE,
under Joint Venture Agreement dated January 30, 1974

WITNESS:

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Danion J. [Signature]

By: *Terrelle E. Doffer*
Its:

STATE OF Georgia
COUNTY OF Fulton

I, John Johnston a Notary Public in and for said County, in said State hereby certify that TERRELLE E. DOFFER, whose name as Investment Officer of **The Equitable Life Assurance Society of the United States**, a corporation, as General Partner of **THE HARBERT-EQUITABLE JOINT VENTURE**, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 16th day of December, 2002.

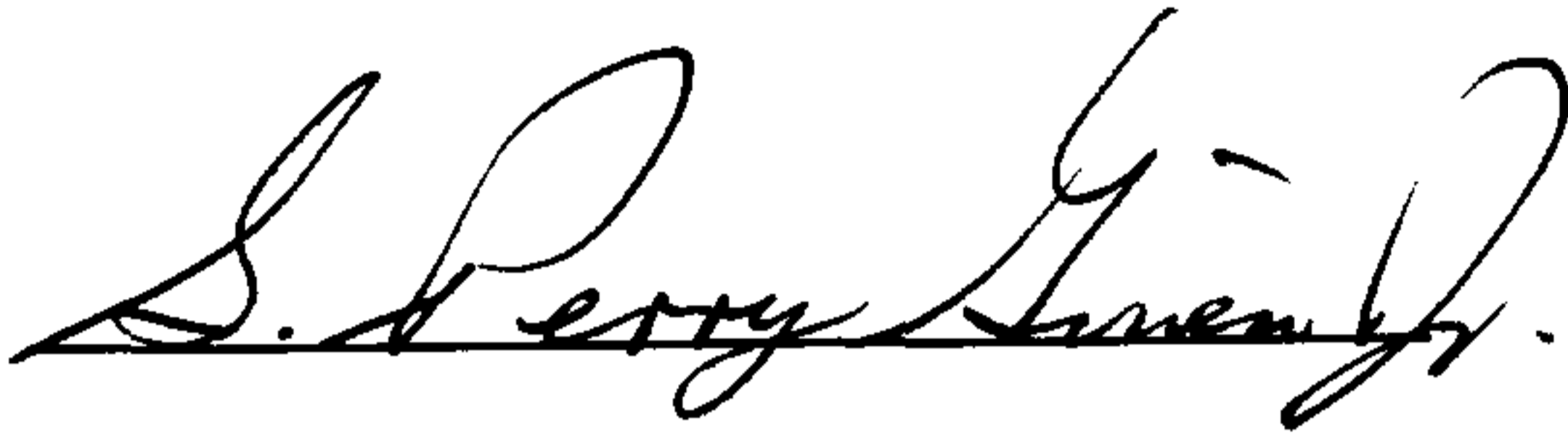
John H. Johnston
Notary Public

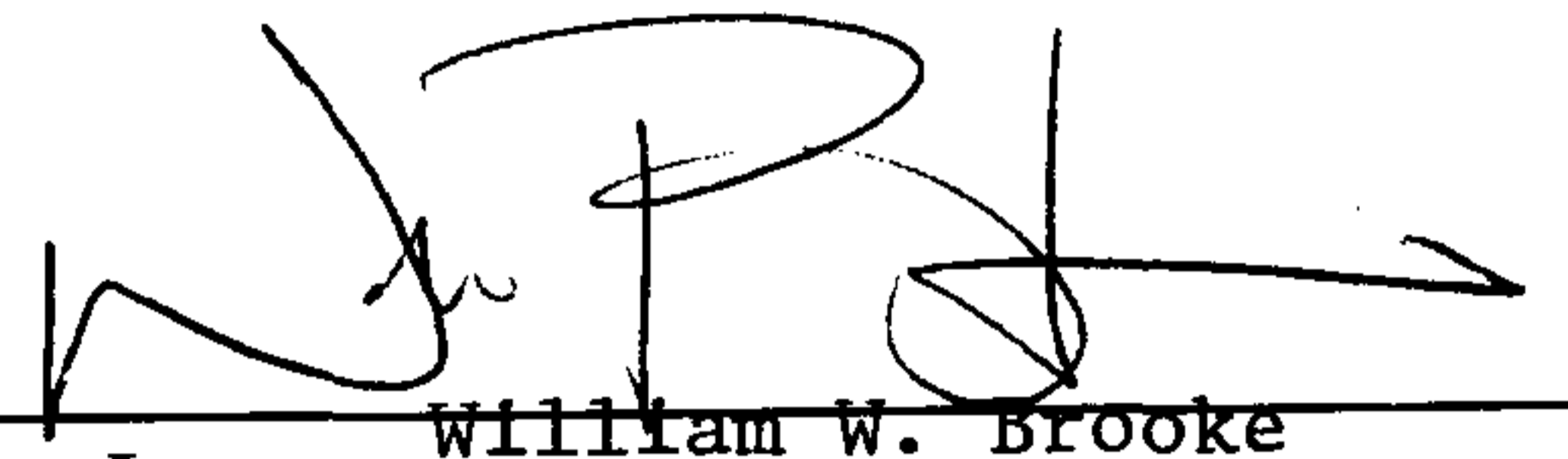
My Commission expires May 11, 2004
Notary Public, Fulton County, Georgia

THE HARBERT-EQUITABLE JOINT VENTURE,
under Joint Venture Agreement dated January 30, 1974

WITNESS:

By: **HARBERT PROPERTIES
CORPORATION**



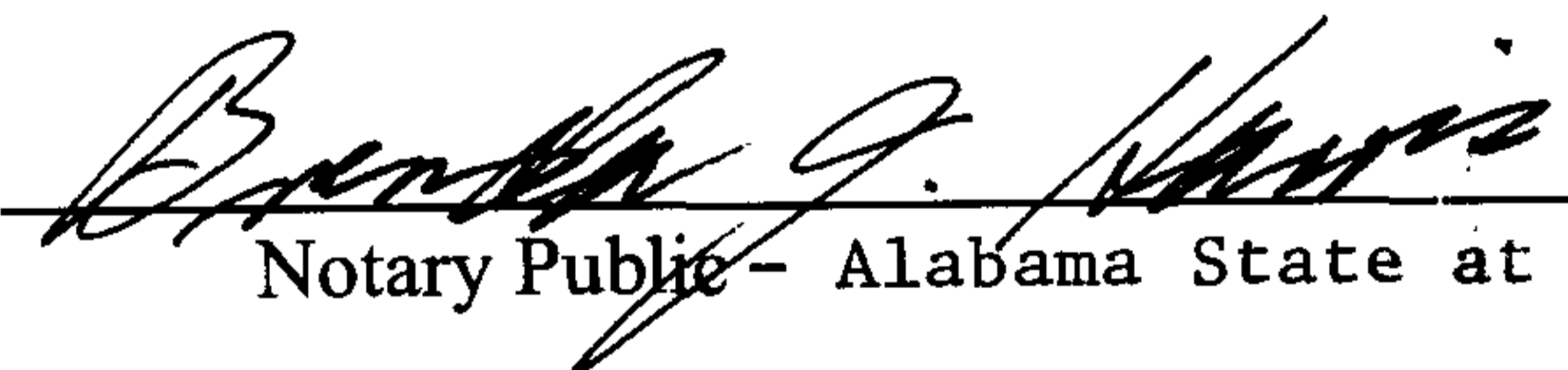
By: 
Its: William W. Brooke
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Brenda J. Harris a Notary Public in and for said County, in said State hereby certify that William W. Brooke, whose name as President of **Harbert Properties Corporation**, a corporation, as General Partner of **THE HARBERT-EQUITABLE JOINT VENTURE**, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 16th day of December, 2002.


Notary Public - Alabama State at Large

My Commission expires: November 1, 2005

EXHIBIT A

PARCEL 1

Part of the NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted NW corner of Lot 1-B, Parkway Lake Drive Relocation, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 30 page 61, and being on the South right of way line of Parkway Lake Drive, run in a Southwesterly direction along the Northwest line of said Lot 1-B for a distance of 45.96 feet to an existing iron rebar being the point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of 19 deg. 57 min. 46 sec. and a radius of 295.77 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 103.05 feet to an existing cross on a rock, being the most Westerly corner of said Lot 1-B; thence turn an angle to the left (57 deg. 29 min. 26 sec. from the chord of last mentioned curve) and run in a Southeasterly direction along the Southwest line of said Lot 1-B for a distance of 287.09 feet to an existing iron rebar; thence turn an angle to the right of 82 deg. 48 min. 26 sec. and run in a Southwesterly direction for a distance of 534.87 feet to an existing iron rebar; thence turn an angle to the left of 18 deg. 55 min. 12 sec. and run in a Southwesterly direction for a distance of 580.07 feet to an existing iron rebar, said rebar being on the North line of Lot 1, Southwood Park Estates Second Addition to Hoover, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 17 page 90; thence turn an angle to the right of 71 deg. 17 min. 55 sec. and run in a Northwesterly direction along the North line of said Lot 1, Southwood Park Estates Addition to Hoover, for a distance of 346.30 feet to an existing iron rebar being on the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 79 deg. 20 min. 04 sec. and run in a Northerly direction along the East right of way line of said U. S. Highway No. 31 for a distance of 718.69 feet to an existing iron rebar; thence turn an angle to the left of 90 deg. 07 min. 14 sec. and run in a Westerly direction for a distance of 80.0 feet to an existing cross cut still being on the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 90 deg. and run in a Northerly direction for a distance of 148.46 feet to an existing iron rebar and being at a point of intersection with the South right of way line of Parkway Lake Drive as shown on the recorded map of Parkway Lake Drive Relocation, Map Book 30 page 61 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 89 deg. 50 min. 04 sec. and run in an Easterly direction for a distance of 121.83 feet to an existing iron rebar; thence turn an angle to the left of 30 deg. 57 min. 09 sec. and run in a Northeasterly direction along the South right of way line of Parkway Lake Drive for a distance of 93.76 feet to an existing iron rebar and to a point on a curve, said curve being concave in a Northerly direction and having a central angle of 21 deg. 54 min. 13 sec. and a radius of 1004.0 feet; thence turn an angle to the right and run in an Easterly and Northeasterly direction along the arc of said curve and along the South right of way line of said Parkway Lake Drive for a distance of 383.82 feet to an existing iron rebar being at the point of ending of said curve; thence turn an angle to the left (10 deg. 57 min. 06 sec. from the chord of last mentioned curve) and run in a Northeasterly direction along the South right of way line of said Parkway Lake Drive for a distance of 178.87 feet to an existing iron

rebar; thence turn an angle to the right of 90 deg. and run in a Southeasterly direction for a distance of 20.0 feet to an existing iron rebar still being on the South right of way line of said Parkway Lake Drive and being the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of 19 deg. 33 min. 27 sec. and a radius of 647.0 feet; thence turn an angle to the left (80 deg. 13 min. 17 sec. to the chord of said curve) and run in a Northeasterly direction along the arc of said curve and along the arc of said curve and along the South right of way line of said Parkway Lake Drive for a distance of 220.85 feet to an existing iron rebar; thence turn an angle to the left (80 deg. 13 min. 17 sec. from the chord of last mentioned curve) and run in Northerly direction for a distance of 20.0 feet to an existing iron rebar still being on the South right of way line of Parkway Lake Drive; thence turn an angle to the right of 90 deg. and run in a Northeasterly direction along the South right of way line of said Parkway Lake Drive for a distance of 47.04 feet, more or less, to the point of beginning. Being situated in Shelby County, Alabama.

PARCEL II

Part of the SW $\frac{1}{4}$ of Section 19, and part of the NW $\frac{1}{4}$ of Section 30, both in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the existing iron rebar being at a point of intersection with the East right of way line of U. S. Highway No. 31 and the North right of way line of Parkway Lake Drive, as shown on a map of Parkway Lake Drive Relocation as recorded in Map Book 30 page 61 in the Office of the Judge of Probate, Shelby County, Alabama, run in a Easterly direction along the North right of way line of said Parkway Lake Drive for a distance of 120.24 feet to an existing iron rebar; thence turn an angle to the left of 94 deg. 20 min. 50 sec. and run in a Northerly direction for a distance of 141.17 feet to an existing iron rebar; thence turn an angle to the left of 1 deg. 08 min. 07 sec. and run in a Northerly direction for a distance of 110.40 feet; thence turn an angle to the right of 53 deg. 18 min. 50 sec. and run in a Northeasterly direction for a distance of 35.78 feet; thence turn an angle to the right of 25 deg. 40 min. 42 sec. and run in a Northeasterly direction for a distance of 34.66 feet; thence turn an angle to the left of 12 deg. 16 min. 36 sec. and run in a Northeasterly direction for a distance of 57.09 feet; thence turn an angle to the left of 43 deg. 20 min. 33 sec. and run in a Northeasterly direction for a distance of 64.60 feet; thence turn an angle to the left of 118 deg. 19 min. 41 sec. and run in a Westerly direction for a distance of 99.82 feet; thence turn an angle to the right of 21 deg. 40 min. 26 sec. and run in a Northwesterly direction for a distance of 35.52 feet; thence turn an angle to the right of 58 deg. 03 min. 11 sec. and run in a Northwesterly direction for a distance of 34.09 feet; thence turn an angle to the right of 11 deg. 38 min. 07 sec. and run in a Northerly direction for a distance of 15.82 feet to a point of intersection with the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 9 deg. 13 min. 37 sec. and run in a Northeasterly direction along the East right of way line of said U. S. Highway No. 31 for a distance of 123.48 feet to an existing iron rebar being the point of beginning; thence continue in a Northerly direction along last mentioned course and along the East right of way line of said U. S. Highway No. 31 for a distance of 222.08 feet; thence turn an angle to the right of 44 deg. 12 min. 46 sec. and run in a Northeasterly direction for a distance of 72.23 feet; thence turn an angle to the left of 6 deg. 33 min. 24 sec. and run in a Northeasterly direction for a distance of 64.0 feet; thence turn an angle to the left of 14 deg. 31 min. 24 sec. and run in a Northeasterly direction for

a distance of 54.70 feet; thence turn an angle to the left of 15 deg. 46 min. 20 sec. and run in a Northerly direction for a distance of 74.91 feet; thence turn an angle to the left of 22 deg. 11 min. 59 sec. and run in a Northwesterly direction for a distance of 78.92 feet; thence turn an angle to the left of 5 deg. 26 min. 41 sec. and run in a Northwesterly direction for a distance of 77.46 feet; thence turn an angle to the right of 21 deg. 39 min. 05 sec. and run in a Northerly direction for a distance of 42.36 feet; thence turn an angle to the right of 17 deg. 56 min. 47 sec. and run in a Northeasterly direction for a distance of 61.73 feet; thence turn an angle to the right of 1 deg. 08 min. 07 sec. and run in a Northeasterly direction for a distance of 65.09 feet; thence turn an angle to the right of 7 deg. 05 min. 49 sec. and run in a Northeasterly direction for a distance of 35.48 feet; thence turn an angle to the right of 27 deg. 42 min. 20 sec. and run in a Northeasterly direction for a distance of 60.56 feet; thence turn an angle to the left of 4 deg. 39 min. 43 sec. and run in a Northeasterly direction for a distance of 33.58 feet; thence turn an angle to the left of 27 deg. 29 min. 39 sec. and run in a Northeasterly direction for a distance of 24.20 feet; thence turn an angle to the left of 23 deg. 27 min. 23 sec. and run in a Northerly direction for a distance of 20.91 feet; thence turn an angle to the left of 5 deg. 59 min. 33 sec. and run in a Northerly direction for a distance of 51.93 feet; thence turn an angle to the right of 91 deg. 45 min. 21 sec. and run in an Easterly direction for a distance of 533.34 feet, more or less, to an existing iron rebar being on the Northwest right of way line of Parkway Lake Drive; thence turn an angle to the right of 117 deg. 16 min. 44 sec. and run in a Southwesterly direction along the Northwest right of way line of Parkway Lake Drive for a distance of 443.47 feet to a point of curve, said curve being concave in an Easterly direction and having a central angle of 44 deg. 11 min. and a radius of 480.0 feet; thence turn an angle to the left and run in a Southwesterly, Southerly and Southeasterly direction along the arc of said curve for a distance of 370.15 feet to an existing iron rebar; thence run in a Southeasterly direction along a line tangent to the end of said curve and along the Southwest right of way line of Parkway Lake Drive for a distance of 90.0 feet to an existing iron rebar being the point of beginning of a new curve, said curve being concave in a Westerly direction and having a central angle of 5 deg. 22 min. 39 sec. and a radius of 691.60 feet; thence turn an angle to the right and run in a Southerly direction along the West right of way line of said Parkway Lake Drive and along the arc of said curve for a distance of 64.91 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (102 deg. 29 min. 42 sec. from the chord of last mentioned curve) and run in a Westerly direction for a distance of 628.01 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL III

Part of the SW $\frac{1}{4}$ of Section 19 and part of the NW $\frac{1}{4}$ of Section 30, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing No. 5 iron rebar being the locally accepted NW corner of Parcel E, Riverchase Office Park, as in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 13 page 123, run in a Southeasterly direction along the West line of said Parcel E and also of Parcel C for a distance of 265.74 feet to an existing iron rebar; thence turn an angle to the right of 0 deg. 1 min. 30 sec. and run in a Southerly direction along the Westerly line of Parcel C and Parcel A of said Riverchase Office Park for a distance of 779.59 feet to an existing iron rebar; thence turn an angle to the left of 0 deg. 9 min. 55 sec. and run in a

Southerly direction for a distance of 526.24 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 88 deg. 57 min. 30 sec. and run in a Westerly direction for a distance of 415.67 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 89 deg. 19 min. 17 sec. and run in a Southerly direction for a distance of 500.75 feet to an existing iron rebar and being on the North right of way line of Parkway Lake Drive; thence turn an angle to the right of 82 deg. 35 min. 27 sec. and run in a Southwesterly direction along the North right of way line of said Parkway Lake Drive for a distance of 123.66 feet to an existing iron rebar and being the point of beginning of a curve; said curve being concave in a Northerly direction and having a central angle of 12 deg. 49 min. 50 sec. and a radius of 675.0 feet; thence turn an angle to the right and run in a Westerly direction along the arc of said curve for a distance of 151.16 feet to an existing iron rebar and being the point of beginning of another curve; said latest curve being concave in a Northerly direction and having a central angle of 37 deg. 20 min. 18 sec. and a radius of 300.34 feet; thence turn an angle to the right (37 deg. 27 min. 50 sec. from the chord of previous mentioned curve to the chord of this curve) and run in a Northwesterly direction along the arc of said curve for a distance of 195.73 feet to an existing iron rebar and being a point of reverse curve; said latest curve being concave in a Southwesterly direction and having a central angle of 8 deg. 0 min. 52 sec. and a radius of 300.0 feet; thence turn an angle to the right (34 deg. 48 min. 05 sec. from the chord of last mentioned curve to the chord of this curve) and run in a Northwesterly direction for a distance of 41.96 feet to another point of reverse curve; this curve being concave in a Northeasterly direction and having a central angle of 27 deg. 56 min. 39 sec. and a radius of 361.69 feet; thence turn an angle to the right (9 deg. 54 min. 24 sec. from the chord of the previously mentioned curve to the chord of this curve) and run in a Northwesterly and Northerly direction along the arc of said curve for a distance of 176.40 feet to an existing iron rebar; thence turn an angle to the left (76 deg. 01 min. 41 sec. from the chord of last mentioned curve) and run in a Westerly direction for a distance of 10.80 feet to an existing iron rebar still being on the East right of way line of Parkway Lake Drive; then to a point on a curve; said curve being concave in an Easterly direction and having a central angle of 2 deg. 12 min. 29 sec. and a radius of 300.34; thence turn an angle to the right (93 deg. 54 min. 59 sec. to the chord of said curve) and run in a Northerly direction along the East right of way line of said Parkway Lake Drive and along the arc of said curve for a distance of 11.57 feet to an existing iron rebar; thence run in a Northerly direction along the East right of way line of Parkway Lake Drive for a distance of 16.51 feet to an existing iron rebar being the point of beginning of a new curve, said curve being concave in a Westerly direction and having a central angle of 15 deg. 17 min. 25 sec. and a radius of 751.60 feet; thence turn an angle to the left and run in a Northerly direction along the arc of said curve along the East right of way line of said Parkway Lake Drive for a distance of 200.58 feet to an existing iron rebar and still being on the East right of way line of Parkway Lake Drive; thence run in a Northerly direction along the line tangent to the end of said curve and along the East right of way line of Parkway Lake Drive for a distance of 90.0 feet to an existing iron rebar being the point of beginning of a new curve; said curve being concave in an Easterly direction and having a central angle of 44 deg. 11 min. and radius of 420.0 feet; thence turn an angle to the right and run in a Northerly and Northeasterly direction along the arc of said curve and along the East right of way line of Parkway Lake Drive for a distance of 323.88 feet to an existing iron rebar and being the point of ending of said curve; thence run in a Northeasterly direction along the Southeast right of way line of Parkway Lake Drive for a distance of 491.12 feet to an existing iron rebar being the point of beginning of another curve; said curve being concave

in a Westerly direction and having an central angle of 38 deg. 46 min. 45 sec. and a radius of 730.0 feet; thence turn an angle to the left and run in a Northeasterly and Northerly direction along the arc of said curve and along the East right of way line of Parkway Lake Drive for a distance of 494.08 feet to an existing iron rebar still being on the East right of way line of Parkway Lake Drive; thence run in a Northerly direction along the line tangent to the end of said curve and along the East right of way line of Parkway Lake Drive for a distance of 60.07 feet to an existing iron rebar, being the point of beginning of another curve; said curve being concave in an Easterly direction and having a central angle of 75 deg. 45 min. and a radius of 710.0 feet ; thence turn an angle to the right and run in a Northerly direction along the arc of said curve and along the East right of way line of Parkway Lake Drive for a distance of 96.04 feet to an existing iron rebar; thence run in a Northerly direction along the line tangent to end of said curve and along the East right of way line of Parkway Lake Drive for a distance of 167.50 feet to the point of beginning of a curve; said curve being concave in a Southeasterly direction and having a central angle of 88 deg. 28 min. 22 sec. and a radius of 25.0 feet; thence turn an angle to the right and run in a Northerly, Northeasterly and Easterly direction along the arc of said curve and along the road right of way line for a distance of 38.60 feet to an existing iron rebar being on the South right of way line of Riverchase Parkway East; thence run in an Easterly direction along the South right of way line of said Riverchase Parkway East for a distance of 280.71 feet to the point of beginning; being situated in Shelby County, Alabama.