


This instrument was prepared  
by and should be returned to:

Timothy Miedona, Esquire  
Lowndes, Drosdick, Doster, Kantor  
& Reed, P.A.  
Post Office Box 2809  
Orlando, Florida 32802-2809

  
20030107000012450 Pg 1/3 130.50  
Shelby Cnty Judge of Probate, AL  
01/07/2003 08:05:00 FILED/CERTIFIED

*\$ 685,070.00*

**LIMITED WARRANTY DEED**

THIS LIMITED WARRANTY DEED, made and executed as of the 31<sup>st</sup> day of December, 2002, by **CNLRs ACQUISITIONS, INC.**, a Maryland corporation, whose address is 450 South Orange Avenue, Suite 900, Orlando, FL 32801 (hereinafter referred to as the "Grantor") to **DEREK R. WALTCHACK and LEO J. PECHER**, whose mailing address is 3500 Blue Lake Drive, Suite 200, Birmingham, AL 35243 (hereinafter referred to as the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Shelby County, Alabama, particularly described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF**

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2003 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Julian E. Whitehurst*  
Name: Julian E. Whitehurst

*Kella Schaible*  
Name: Kella Schaible

**CNLRS ACQUISITIONS, INC.,**  
a Maryland corporation

By: *[Signature]*  
Name: GARY M. RALSTON  
Title: PRESIDENT

Address:  
450 South Orange Avenue, Suite 900  
Orlando, FL 32801

STATE OF FLORIDA  
COUNTY OF ORANGE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary M. Ralston, whose name as President of CNLRS Acquisitions, Inc., a Maryland 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 said instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the same that bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of December, 2002.



*Kella Schaible*  
NOTARY PUBLIC  
My commission expires: 3/11/2005

**EXHIBIT "A"**

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**LEGAL DESCRIPTION**

Land in the Town of Pelham, Shelby County, Alabama being more particularly described as follows:

A parcel of land lying in the Southeast quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence Easterly along the South line of said quarter Section 1,826.71 feet to a point; thence turn a right interior angle of 57° 00' 07" and run Northwesterly 1,620.77 feet to a point on the Southeast right of way line of Alabama Highway No. 119, being 100 feet Southeasterly of the centerline of said highway; thence turn a left interior angle of 88° 41' 21" and run Northeasterly and parallel to said highway centerline 160.62 feet to the point of beginning of said parcel; thence continue on last described course a distance of 92.45 feet to a point that is 100 feet Southeasterly of and at right angles to the centerline of said highway at Station 37+00; thence turn a left interior angle of 165° 57' 50" and run Northeasterly 9.51 feet; thence turn a left interior angle of 149° 02' 10" and run Southeasterly 62.56 feet; thence turn a left interior angle of 135° 00' 00" and run in a Southeasterly direction a distance of 167.00 feet; thence turn a left interior angle of 90° 00' and run in a Southwesterly direction a distance of 145.83 feet; thence turn a left interior angle of 90° 00' and run in a Northwesterly direction a distance of 213.46 feet to the point of beginning.

LESS AND EXCEPT any portions of such property conveyed or taken for rights of way for public streets or roads.