

PREPARED BY AND WHEN  
RECORDED RETURN TO:

David Buckley  
McGuireWoods LLP  
One James Center  
901 E. Cary Street  
Richmond, VA 23219

SEND TAX NOTICE TO:

AHT Residence Inn II Limited Patnership  
814 East Main Street  
Richmond, VA 232319

*In consideration of \$5,573,000.<sup>00</sup>  
purchase price of mortgage loan closed  
simultaneously herewith.  
Birmingham, Alabama*

STATUTORY WARRANTY DEED

STATE OF ALABAMA

}

SHELBY COUNTY

}

}

RECITALS

**MARRIOTT RESIDENCE INN II LIMITED PARTNERSHIP**, a Delaware limited partnership (the "Grantor") intends to convey the property described on **Exhibit A** attached hereto (the "Property") to AHT Res II GP, Inc. ("AHT GP") as to a 1% undivided interest, and to AHT Res II LP, Inc. ("AHT LP") as to a 99% undivided interest.

AHT GP intends to convey its 1% interest in the Property to Apple Hospitality Two, Inc. ("AHT").

AHT LP intends to convey its 99% interest in the Property to AHT.

AHT intends to convey a 1% undivided interest in the Property to AHT Residence Inn II GP, Inc. ("AHT Res GP") and a 99% undivided interest in the Property to AHT Residence Inn II LP, Inc. ("AHT Res LP").

AHT Res GP intends to convey its 1% interest in the Property to **AHT RESIDENCE INN II LIMITED PARTNERSHIP**, a Virginia limited partnership (the "Grantee").

AHT Res LP intends to convey its 99% interest in the Property to the Grantee.

AHT GP, AHT LP, AHT, AHT Res GP and AHT Res LP have asked Grantor to convey the Property directly to Grantee to avoid the need for multiple deeds. AHT GP, AHT LP, AHT, AHT Res GP and AHT Res LP have agreed to join in this Deed to convey any and all right, title and interest they may have in the Property to the Grantee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of TEN AND NO/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged the said Grantor does grant, bargain, sell and convey unto the Grantee the Property.

TOGETHER with all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee and unto Grantee's successors and assigns forever.

AND Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor and against no other.

AHT GP, AHT LP, AHT, AHT Res GP and AHT Res LP join in this Deed to convey any and all right, title and interest they may have in the Property to the Grantee.

IN WITNESS WHEREOF, the Grantor, AHT GP, AHT LP, AHT, AHT Res GP and  
AHT Res LP have hereunto set their hands and seals on this 8 day of November, 2004.

**MARRIOTT RESIDENCE INN II LIMITED  
PARTNERSHIP**, a Delaware limited partnership

By AHT Res II GP, Inc., a Virginia corporation, its  
general partner

ATTEST OR WITNESS:

*David S. McKenney*

By: *David S. McKenney*  
Name: David S. McKenney  
Title: Vice President

COMMONWEALTH OF VIRGINIA }

CITY OF RICHMOND }

I, Terry Hines, a Notary Public in and for said County,  
in said State, hereby certify that David S. McKenney, whose name as  
Vice President of AHT Res II GP, Inc., a Virginia corporation, general  
partner of **MARRIOTT RESIDENCE INN II LIMITED PARTNERSHIP**, a Delaware  
limited 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 such instrument, he,  
as such officer and with full authority, executed the same voluntarily for and as the act of said  
corporation.

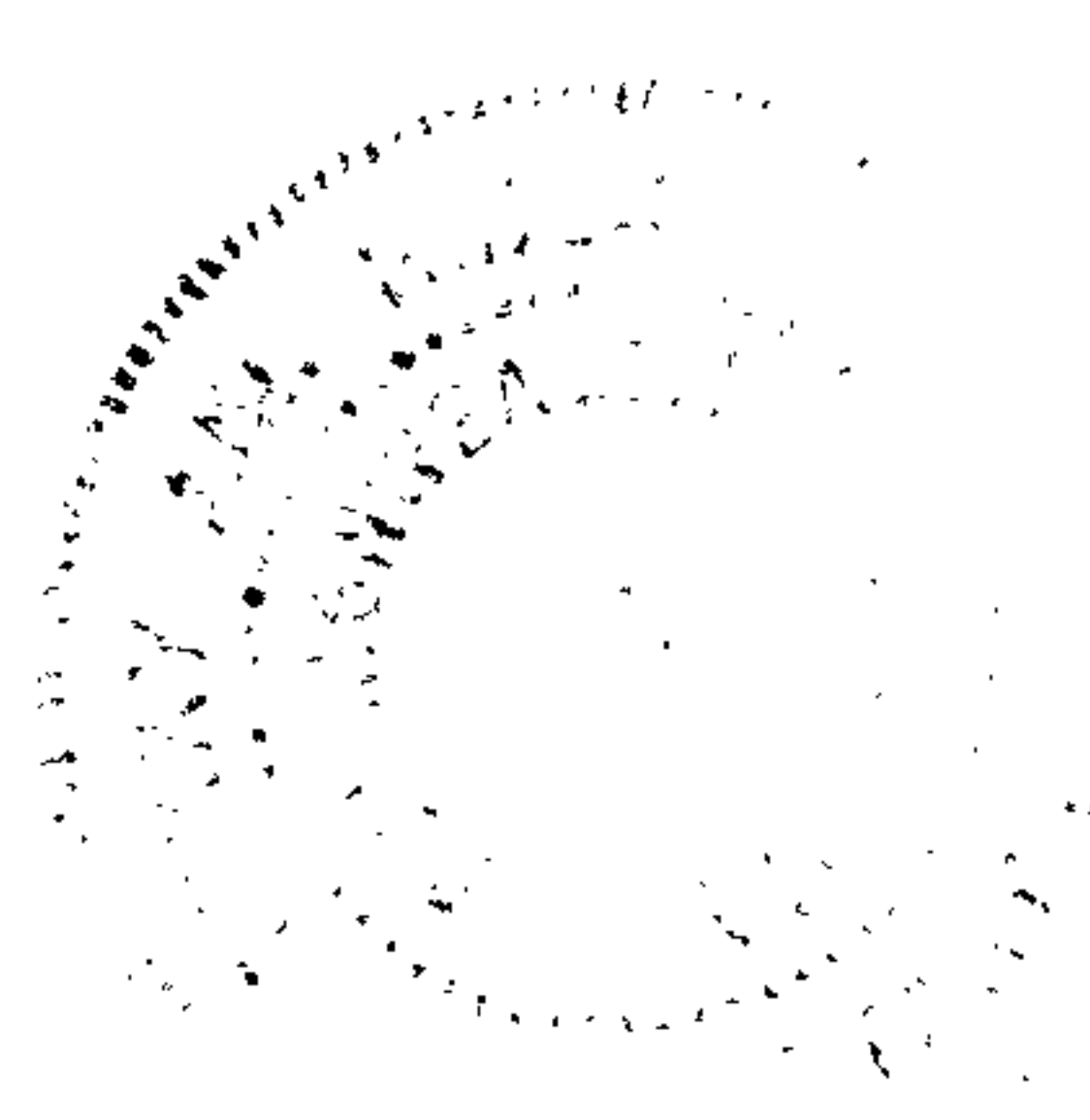
Given under my hand this 8 day of November, 2004.

[NOTARIAL SEAL]

*Terry Hines*  
NOTARY PUBLIC

NAME: Terry Hines  
[Print or Type]

My Commission Expires: April 30, 2008



AHT RES II GP, INC., a Virginia corporation

ATTEST OR WITNESS:

David B. Kelly

By: David S. McKenney  
Name: David S. McKenney  
Title: Vice President

COMMONWEALTH OF VIRGINIA }

CITY OF RICHMOND }

I, Terry Hines, a Notary Public in and for said County,  
in said State, hereby certify that David S. McKenney, whose name as  
Vice President of AHT RES II GP, INC., a Virginia 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 such instrument, he, as such officer and with full  
authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8 day of November, 2004.

Terry Hines  
NOTARY PUBLIC

[NOTARIAL SEAL]

NAME: Terry Hines  
[Print or Type]

My Commission Expires: April 30, 2008

**AHT RES II LP, INC., a Virginia corporation**

ATTEST OR WITNESS:

[Signature]

By:

Name:

Title:

[Signature]  
David S. McKenney  
Vice President

COMMONWEALTH OF VIRGINIA }

CITY OF RICHMOND }

I, Terry Hines, a Notary Public in and for said County,  
in said State, hereby certify that David S. McKenney, whose name as  
Vice President of **AHT RES II LP, INC., a Virginia 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 such instrument, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8 day of November, 2004.

[Signature]  
NOTARY PUBLIC

[NOTARIAL SEAL]

NAME:

Terry Hines  
[Print or Type]

My Commission Expires: April 30, 2008

APPLE HOSPITALITY TWO, INC., a Virginia corporation

ATTEST OR WITNESS:

David S. McKenney

By: David S. McKenney  
Name: David S. McKenney  
Title: President, Capital Markets

COMMONWEALTH OF VIRGINIA }

CITY OF RICHMOND }

I, Terry Hines, a Notary Public in and for said County, in said State, hereby certify that David S. McKenney, whose name as President, Capital Markets of **APPLE HOSPITALITY TWO, INC., a Virginia 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

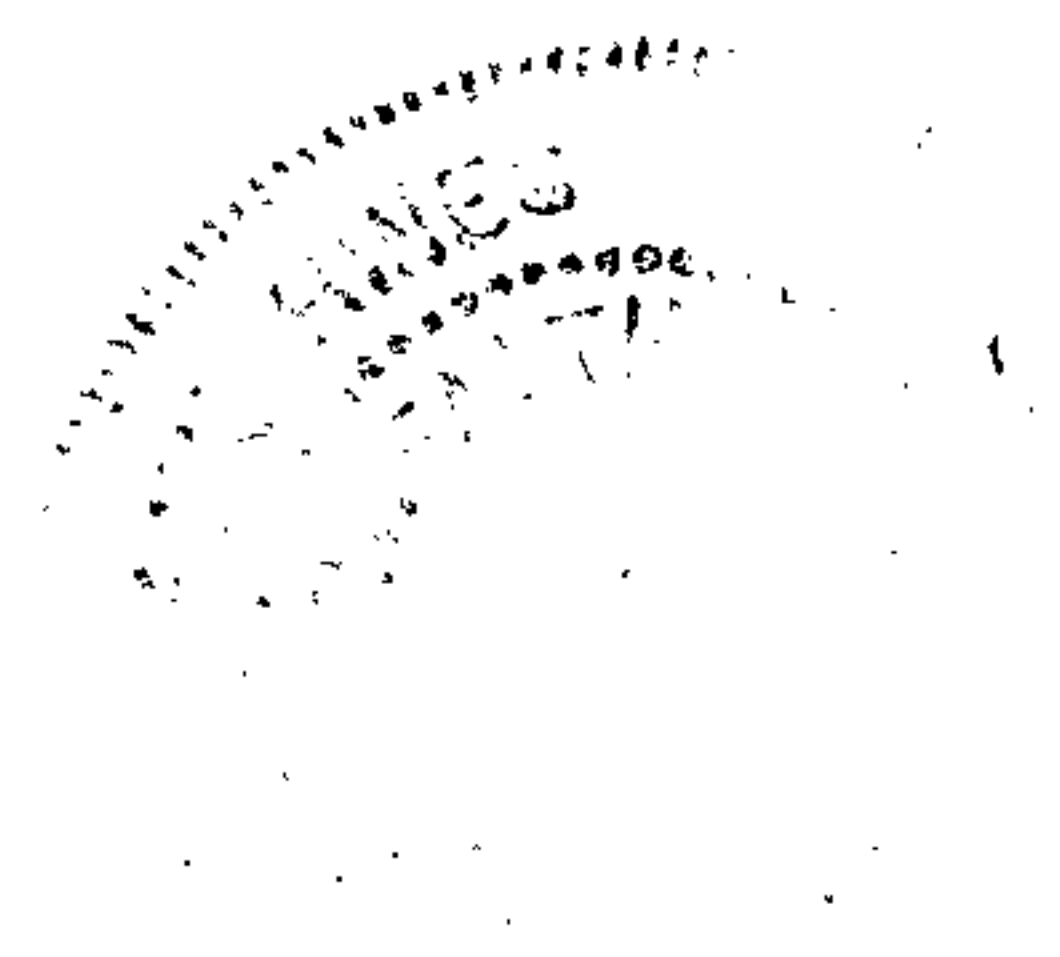
Given under my hand this 8 day of November, 2004.

Terry Hines  
NOTARY PUBLIC

[NOTARIAL SEAL]

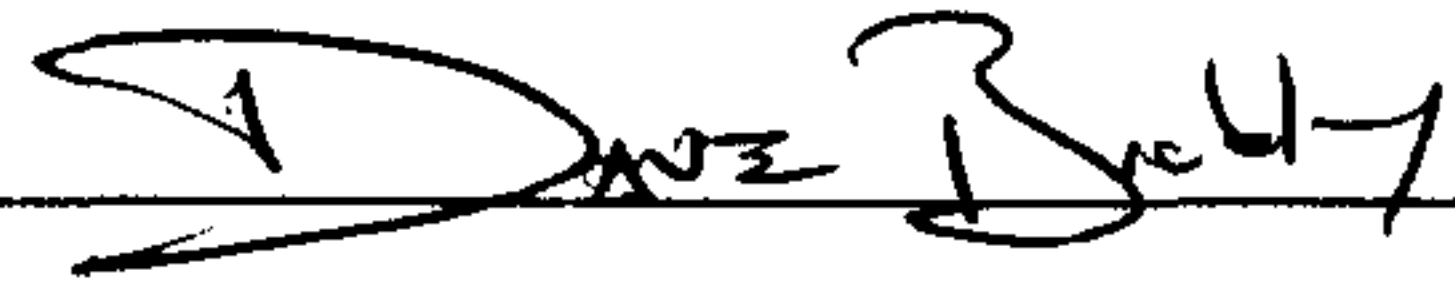
NAME: Terry Hines  
[Print or Type]

My Commission Expires: April 30, 2008



**AHT RESIDENCE INN II GP, INC., a Virginia corporation**

ATTEST OR WITNESS:



By:

Name:

Title:

  
David S. McKenney  
Vice President

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND

I, Terry Hines, a Notary Public in and for said County, in said State, hereby certify that David S. McKenney, whose name as Vice President of **AHT RESIDENCE INN II GP, INC., a Virginia 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8 day of November, 2004.

  
NOTARY PUBLIC

[NOTARIAL SEAL]

NAME:

Terry Hines  
[Print or Type]

My Commission Expires: April 30, 2008

**AHT RESIDENCE INN II LP, INC., a Virginia corporation**

ATTEST OR WITNESS:

David Beckley

By: David M. K  
Name: David S. McKenney  
Title: Vice President

COMMONWEALTH OF VIRGINIA }

CITY OF RICHMOND }

I, Terry Hines, a Notary Public in and for said County, in said State, hereby certify that David S. McKenney, whose name as Vice President of **AHT RESIDENCE INN II LP, INC., a Virginia 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8 day of November, 2004.

Terry Hines  
NOTARY PUBLIC

[NOTARIAL SEAL]

NAME: Terry Hines  
[Print or Type]

My Commission Expires: April 30, 2008

**Birmingham, AL**

**EXHIBIT A**

**PARCEL I:**

Being a part of the Southwest quarter of the Northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 36, Township 18 South, Ranch 2 West, Shelby County, Alabama and run West along the South line of said quarter-quarter section for a distance of 263.21 feet to the Point of Beginning; thence continue West along the last described course a distance of 696.06 feet; thence 90 degrees 00 minutes right and in a Northerly direction for a distance of 95.00 feet; thence 43 degrees, 00 minutes left and in a Northwesterly direction for a distance of 127.00 feet; thence 43 degrees, 30 minutes right and in a Northerly direction for a distance of 75.00 feet to a Point situated on the Southeasterly right of way line of a proposed road and said Point of curve of a curve to the right said curve to the right having a radius of 610.14 feet and a central angle of 37 degrees, 16 minutes, 38 seconds; thence 72 degrees, 00 minutes right to the chord of said curve to the right and run Northeasterly along the Southeasterly right of way line of the proposed road and the arc of said curve to the right for a distance of 396.96 feet to the end of said curve to the right and the beginning of a curve to the left and said curve to the left having a radius of 319.14 feet and a central angle of 25 degrees, 30 minutes, 50 seconds; thence Northeasterly along the Southeasterly right of way line of proposed road and the arc of said curve for a distance of 142.24 feet; thence 101 degrees, 28 minutes, 36 seconds right from the chord of last stated curve and in a Southerly direction for a distance of 117.17 feet; thence 82 degrees, 08 minutes, 06 seconds left and in an Easterly direction for a distance of 65.46 feet; thence 71 degrees, 05 minutes, 09 seconds, left and in a Northeasterly direction for a distance of 61.78 feet to a Point on the approximate lake shore; thence 99 degrees, 36 minutes, 57 seconds right and in a Southeasterly direction along the approximate lake shore for a distance of 57.08 feet; thence 19 degrees, 26 minutes, 40 seconds right and in a Southeasterly direction along the approximate lake shore for a distance of 73.28 feet; thence 0 degrees 38 minutes, 40 seconds right and in a Southeasterly direction along the approximate lake shore for a distance of 81.94 feet; thence 25 degrees, 42 minutes, 01 seconds left and in a Southeasterly direction along the approximate lake shore for a distance of 50.71 feet; thence 24 degrees, 37 minutes, 55 seconds right and in a Southeasterly direction along the approximate lake shore for a distance of 94.93 feet; thence 17 degrees, 49 minutes, 50 seconds right and in a Southeasterly direction along the approximate lake shore for a distance of 52.74 feet; thence 74 degrees, 12 minutes, 26 seconds right and in a Southwesterly direction for a distance of 83.74 feet to the Point of Beginning.

Also a Non-Exclusive Easement for ingress and egress described as follows:

## **PARCEL II:**

Being a part of the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter, Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of said Section: thence run West along the South line of said Southwest quarter of the Northeast quarter for a distance of 1020.17 feet; thence 62 degrees, 50 minutes, 45 seconds left and in a Southwesterly direction for a distance of 54.50 feet to a Point of the Northeasterly right of way line of U.S. Highway No. 380, said right of way being in a curve to the right, curving Northerly, said curve to the right having a radius of 5639.58 feet and a central angle of 2 degrees, 23 minutes, 16 seconds; thence 92 degrees, 28 minutes, 13 seconds right to the chord of said curve to the right and run in a Northeasterly direction along the Northeasterly right of way line of U.S. Highway No. 280 and the arc of said curve to the right for a distance of 235.02 feet to the Point of Beginning, said Point being the Point of intersection of the Northeasterly right of way line of U.S. Highway No. 280 with the Southeasterly right of way line of a proposed road, said proposed road right of way being in a curve to the right, curving Northeasterly, said curve to the right having a radius of 377.81 feet and a central angle of 22 degrees, 27 minutes, 01 seconds; thence 101 degrees, 00 minutes, 43 seconds right from the chord of the U.S. Highway No. 280 curve to the chord of the curve of the proposed road and run Northeasterly along the Southeasterly right of way line of the proposed road and the arc of the curve for a distance of 148.04 feet to the end of said curve; thence at tangent to said curve continue Northeasterly along the Southeasterly right of way line of the proposed road for a distance of 130.32 feet to the beginning of a curve to the right, said curve to the right having a radius of 610.14 feet and a central angle of 18 degrees, 38 minutes 19 seconds; thence Northeasterly along the arc of said curve and the Southeasterly right of way line of the proposed road for a distance of 198.48 feet to the end of curve; thence 90 degrees, 00 minutes left from the tangent of said curve and in a Northwesterly direction for a distance of 60.00 feet to a Point on the Northwesterly right of way line of proposed road, said Point being situated on a curve to the left and curving Southwesterly, said curve having a radius of 670.14 feet and a central angle of 18 degrees, 38 minutes, 19 seconds; thence continue Southwesterly along the Northwesterly right of way line of the proposed road and the arc of said curve to the left for a distance of 218.00 feet to the end of said curve; thence 90 minutes, 00 minutes right from the tangent of said curve in a Northwesterly direction for a distance of 15.00 feet; thence 90 degrees, 00 minutes left and in a Southwesterly direction along the Northwesterly right of way line of proposed road for a distance of 179.92 feet to the beginning of a curve to the left, said curve to the left having a radius of 422.57 feet and a central angle of 17 degrees, 23 minutes, 48 seconds; thence continue Southwesterly along the Northwesterly right of way line of the proposed road and the arc of said curve for a distance of 128.30 feet to the end of said curve and the Point of Intersection of the Northwesterly right of way line of the proposed road with the Northeasterly right of way line of U.S. Highway No. 280, the Northeasterly right of way line of U.S. Highway No. 280 being in a curve to the left, curving Southeasterly, said curve having a radius of 5639.58 feet and a central angle of 00 degrees, 54 minutes, 54 seconds; thence Southeasterly along the arc of said curve to the left and the Northeasterly right of way line of U.S. Highway No. 280 for a distance of 90.06 feet to the Point of Beginning.

The above described "Non-Exclusive Easement" shall terminate upon the completion of the road way to be constructed thereon, and upon the dedication to and acceptance by Shelby County, Alabama, as a dedicated public street.

Also a slope easement for ingress and egress to the Lakeshore described as follows:

**PARCEL III:**

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and run West along the South line of said quarter-quarter section for a distance of 263.21 feet; thence 145 degrees, 18 minutes, 42 seconds right and in a Northeasterly direction for a distance of 83.74 feet; thence 74 degrees, 12 minutes, 26 seconds left and in a Northwesterly direction for a distance of 52.74 feet; thence 17 degrees, 49 minutes, 50 seconds left and in a Northwesterly direction for a distance of 94.93 feet; thence 24 degrees, 37 minutes, 55 seconds left and in a Northwesterly direction for a distance of 50.71 feet; thence 25 degrees, 42 minutes, 01 seconds right and in a Northwesterly direction for a distance of 81.94 feet; thence 0 degrees, 38 minutes, 40 seconds left and in a Northwesterly direction for a distance of 73.28 feet; thence 19 degrees, 26 minutes, 40 seconds left and in a Northwesterly direction for a distance of 57.08 feet; thence 99 degrees, 36 minutes, 57 seconds, left and in a Southwesterly direction for a distance of 61.78 feet to the Point of Beginning of the slope easement herein described; thence 71 degrees, 05 minutes, 09 seconds right and in a Westerly direction for a distance of 65.46 feet; thence 82 degrees, 08 minutes, 06 seconds right and in a Northerly direction for a distance of 45.00 feet; thence 99 degrees, 11 minutes, 54 seconds right and in an Easterly direction for 86.23 feet; thence 107 degrees, 34 minutes, 51 seconds right and in a Southwesterly direction for a distance of 45.00 feet to the Point of Beginning.

**PARCEL IV:**

Also, a Non-Exclusive Sign Easement, being more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and run West along the South line of said quarter-quarter section for a distance of 1020.17 feet; thence 62 degrees, 50 minutes, 45 seconds left and in a Southwesterly direction for a distance of 54.50 feet to a point on the Northeasterly right of way line of U.S. Highway No. 280, said right of way line being in a curve to the right, curving Northerly, said curve to the right having a radius of 5639.58 feet and a central angle of 3 degrees, 18 minutes, 10 seconds; thence 92 degrees, 55 minutes 40 seconds right to the chord of said curve to the right and run Northwesterly along the Northeasterly right of way line of U.S. Highway No. 280, and the arc of said curve to the right for a distance of 325.08 feet to the point of beginning, said point being the point of intersection of the Northeasterly right of way line of U.S. Highway No., 280 and the Northwesterly right of way line of a proposed road; thence continue Northwesterly along the Northeasterly right of way line of U.S. Highway No. 280 and the arc of a curve to the right having a radius of 5639.58 feet and a central angle of 0 degrees, 09 minutes, 10 seconds for a distance of 15.04 feet; thence 90 degrees, 00 minutes right from the tangent of said curve to the right for a distance of 21.49 feet;

thence 95 degrees, 17 minutes, 24 seconds right and in a Southeasterly direction for a distance of 16.48 feet to a point on the Northwesternly right of way line of a proposed road, said point being situated on a curve to the left, curving Southerly, said curve to the left having a radius of 422.57 feet and a central angle of 2 degrees, 42 minutes, 42 seconds; thence run Southwesterly along the Northwesternly right of way line of the proposed road and the arc of said curve to the left for a distance of 20.00 feet to the point of beginning. Situated in Shelby County, Alabama.