

\$ 850,000

20050304000103520 Pg 1/7 879.00
Shelby Cnty Judge of Probate, AL
03/04/2005 13:59:00 FILED/CERTIFIED

This instrument was prepared by:

Allen D. Cope
Burr & Forman LLP
420 North 20th Street
3100 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:

Mark Robinson
731 Middle Street
Montevallo, Alabama 35115

STATE OF ALABAMA)

SHELBY COUNTY) STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, a married man, the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto **UNIVERSITY INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantee") all of the Grantor's right, title and interest in and to that certain parcel(s) of real estate situated in Shelby County, Alabama, being more particularly described as follows (the "Property"):

All of that real property described as Parcels I, II, III, IV, V, VI and VII in Exhibit "A" attached hereto and by reference incorporated herein as an integral part hereof and all improvements and appurtenances.

SUBJECT to encumbrances set forth in Exhibit "B" attached hereto and made a part hereof.

The foregoing Property is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, and its successors and assigns, forever.

**** the remainder of this page is intentionally left blank ****

IN WITNESS WHEREOF, the Grantor has executed this deed on this 4th day of March, 2005.

GRANTOR:

Mark D. Robinson

Mark D. Robinson (a/k/a Mark Robinson),
a married man

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mark D. Robinson (a/k/a Mark Robinson)**, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 4th day of March, 2005.

Jennifer L. Leuna

NOTARY PUBLIC

[SEAL]

My Commission Expires: 10-2-08

EXHIBIT "A"
to Statutory Warranty Deed
Legal Description of the Property

Parcel I:

Lot 2, in Block F, according to Lyman's Addition to the Town of Montevallo, Alabama as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel II:

A part of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the most Northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, Shelby County, Alabama and run Southwesterly along the Northwest line of said Lot 1 for 100.00 feet; thence Southeasterly along the Southwesterly line of said Lot 1 for 77.00 feet; thence left 90 degrees, 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees, 00 minutes and run Northwesterly for 77.00 feet to the point of beginning, being situated in Shelby County, Alabama.

Also:

Commence at the most Northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, Shelby County, Alabama and run Southeasterly along the Northeasterly line of said Lot 1 for a distance of 77.00 feet to the point of beginning; thence right 90 degrees, 00 minutes and run Southwesterly 100.00 feet; thence left 90 degrees, 00 minutes and run Southeasterly for 5.00 feet; thence left 90 degrees, 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees, 00 minutes and run Northwesterly for 5.00 feet to point of beginning, being situated in Shelby County, Alabama.

Parcel III:

Commence at the Easternmost corner of Lot 21 in the Town of Montevallo, according to the original plan of said Town; thence run Northwesterly along the Southwest margin of Middle Street for 150.0 feet to the point of beginning of the parcel herein described; thence continue Northwesterly along said Southwest margin of said Middle Street for 62.5 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 75.0 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 62.5 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 75.0 feet to the point of beginning.

Parcel IV:

A parcel of land situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, in the Town of Montevallo and more exactly described as follows: Begin at the intersection of the Northwest limits of Lyman's Addition to the Town of Montevallo with the Southwest boundary of Moody Street; thence at an angle of 90 degrees, 00 minutes to the left of said boundary of Moody Street proceed 110.58 feet; thence at an angle of 52 degrees, 04 minutes to right a distance of 43.4 feet to the point of beginning of said lot; thence proceed in the same straight line a distance of 49.25 feet; thence at an angle of 90 degrees, 55 minutes to the left a distance of 169.1 feet; thence at an angle of 59 degrees, 00 minutes to the left a distance of 118.42 feet; thence at an angle of 82 degrees, 09 minutes to the left a distance of 83.1 feet; thence at an angle of 90 degrees, 00 minutes to the left 50.0 feet; thence at an angle of 90 degrees, 00 minutes to the right a distance of 57.6 feet; thence at an angle of 87 degrees, 49 minutes to the left a distance of 134.6 feet to the point of beginning.

Parcel V:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Begin at the East boundary of King Street with the NW limits of Lyman's Addition to Montevallo and proceed Northerly along the East side of King Street a distance of 134.5 feet to the point of beginning; thence continue in the same line 136.00 feet; thence turn an angle of 90 degrees, 57 minutes to right and run 121.95 feet; thence turn an angle of 89 degrees, 05 minutes to right and run a distance of 134.1 feet; thence turn an angle of 90 degrees, 00 minutes right and run a distance of 121.78 feet to point of beginning.

Parcel VI:

Part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 22 South, Range 3 West in the Town of Montevallo, Shelby County, Alabama, more particularly described as follows: Begin at the intersection of the Southwest boundary of Moody Street with the Northwest Limits of Lyman's Addition to Montevallo; thence in a Northerly direction in the line with the Northwest boundary of Moody Street a distance of 125.42 feet; thence at an angle of 51 degrees, 07 minutes to the right a distance of 39.5 feet; thence at an angle of 90 degrees to the left a distance of 56.3 feet; thence at an angle of 90 degrees to the left a distance of 174.9 feet; thence at an angle to the right of 90 degrees, a distance of 130.0 feet to the East boundary of King Street; thence at an angle of 90 degrees to the left and along the East boundary of King Street, a distance of 161.08 feet to the point of beginning; thence continue along the East line of King Street a distance of 272.00 feet;

thence at an angle of 51 degrees, 07 minutes to the left a distance of 63.66 feet; thence at an angle of 90 degrees to the left a distance of 276.9 feet; thence at an angle of 97 degrees, 51 minutes to the left a distance of 118.42 feet; thence at an angle of 59 degrees to the right a distance of 35 feet; thence at an angle of 90 degrees to the left 121.95 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Parcel VII:

A lot or parcel of land in the City of Montevallo, Shelby County, Alabama, lying and being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 22 South, Range 3 West, particularly described as follows: From the Southeast corner of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21 run North along the East line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 882.63 feet; thence North 88 degrees, 50 minutes West for 970.79 feet to the point of beginning and Northeast corner of herein described property; thence from said point of beginning, continue North 88 degrees, 50 minutes West for 315 feet to the East right of way of the Montevallo-Siluria Road; thence South along said East right of way for 98 feet to the North line of a paved city street; thence Easterly along said North line of street for 315 feet; thence run North 03 degrees, 30 minutes West for 93.36 feet to the point of beginning.

Less and Except:

Commence at the point of intersection of the East right of way line of Alabama Highway 119 with the North right of way line of Overland Road; thence run Easterly along said North right of way line of said Overland Road for a distance of 240.00 feet to a point in a ditch, being the point of beginning of the parcel of land herein described; thence continue Easterly along said right of way line for 55.00 feet to a point; thence turn an angle of 94 degrees, 44 minutes, 22 seconds to the left and run Northerly 93.36 feet to a point; thence turn an angle of 84 degrees, 59 minutes, 48 seconds to the left and run Westerly 30.00 feet to a point in ditch; thence turn an angle of 94 degrees, 40 minutes, 09 seconds to the left and run along said ditch for 45.92 feet; thence turn an angle of 28 degrees, 08 minutes, 46 seconds to the right and continue along said ditch for 51.77 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 22 South, Range 3 West.

All being Situated in Shelby County, Alabama.

EXHIBIT "B"
to Statutory Warranty Deed
Encumbrances

This conveyance is subject to the below-noted matters (recording references are to the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise noted).

1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
2. The mortgage executed by Mark D. Robinson, a/k/a Mark Robinson, and Jamie Higdon to AmSouth Bank, in the amount of \$1,125,000.00, dated July 12, 2004, filed for record July 12, 2004, and being recorded in Instrument #20040713000387600.
3. General and special taxes or assessments for 2005 and subsequent years not yet due and payable.
4. Easement to Montevallo as recorded in Deed Book 147, Page 154. (Parcels I, II, IV, V & VI)
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 301. (Parcels I & II)
6. Right of way to South Central Bell Telephone Company as recorded in Real Volume 385, Page 563. (Parcel III)
7. Restrictions, covenants and conditions as set out in Deed Book 91, Page 464. (Parcel III)
8. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 301 and Real Volume 41, Page 856. (Parcels IV, V & VI)
9. Easement to the Town of Montevallo for sewer line as recorded in Deed Book 219, Page 885. (Parcels IV, V & VI)
10. Agreement with Town of Montevallo as recorded in Deed Book 121, Page 503 and 504. (Parcel VI)
11. Easement to Water Works Board of Town of Montevallo as recorded in Deed Book 183, Page 11. (Parcel VI)

12. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 119, Page 597 and Deed Book 141, Page 163. (Parcel VII)
13. Assignment of Rents and Leases in favor of AmSouth Bank recorded in Instrument # 20040713000387610.
14. UCC-1 Financing Statement in favor of AmSouth Bank recorded in Instrument # 20040713000387620.