



20050923000494720 1/4 \$970.00  
Shelby Cnty Judge of Probate, AL  
09/23/2005 08:04:34AM FILED/CERT

This document prepared by:  
Murphy McMillan, Esq.  
Burr & Forman, LLP  
420 North 20th Street, Suite 3100  
Birmingham, AL 35203

Upon recording send tax notice to:  
Prickett Partners, LLLP  
P.O. Box 1599  
Eustis, FL 32727

STATE OF ALABAMA

COUNTY OF SHELBY

**STATUTORY  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00) and other good and valuable consideration paid to the undersigned **COLONIAL PROPERTIES SERVICES, INC.**, an Alabama corporation (the "Grantor"), by **PRICKETT PARTNERS, LLLP**, a Florida limited liability limited partnership (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property")

This conveyance is made subject to encumbrances set forth in Exhibit B attached hereto and made a part hereof.

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

*[Signature On Following Page]*

*And Title*

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed in its name under seal and the same attested all by officers thereof duly authorized thereunto on this 20<sup>th</sup> day of September 2005.

Attest:

By: \_\_\_\_\_

Its: \_\_\_\_\_

(Corporate Seal)

GRANTOR:

COLONIAL PROPERTIES SERVICES, INC.,  
an Alabama corporation

By: \_\_\_\_\_

Name: JOHN L. MOSS

Its: SENIOR VICE PRESIDENT

State of Alabama )

County of Jefferson )

I, Jessica Leigh Todd, a notary public in and for said county in said state, hereby certify that JOHN L. MOSS, whose name as SENIOR VICE PRESIDENT of Colonial Properties Services, Inc., an Alabama corporation, 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.

Given under my hand this 20<sup>th</sup> day of SEPTEMBER, 2005.

Jessica Leigh Todd  
Notary Public

My Commission Expires: November 8, 2006

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

Lot 14, according to the Survey of Final Plat of Colonial Promenade Alabaster Survey, as recorded in Map Book 35, Page 102 A and B, in the Probate Office of Shelby County, Alabama.



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**EXHIBIT B**  
**to Statutory Warranty Deed**  
**Permitted Encumbrances**

All recording references are to the Office of the Judge of Probate of Shelby County, Alabama, unless specifically stated otherwise.

1. General and special taxes or assessments for 2005 and subsequent years not yet due and payable.
2. 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.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 48, Page 584; Deed Book 130, Pages 89, 91 and 94; Deed Book 145, Page 297; Deed Book 169, Page 335; Deed Book 181, Pages 212 and 229; and Deed Book 207, Page 676.
4. Attention is directed to the fact that the Property abuts I-65, a limited access way, with rights of access limited to those points designated by the Department of Transportation or other appropriate department.
5. Agreement for water line easement to Alabaster Water and Gas Board recorded in Instrument 1992-21213.
6. Restrictions as to uses declared in that certain I-65, Exit 238 Redevelopment Plan adopted by the City of Alabaster, Alabama, as may be amended from time to time, as set out on deed recorded in Instrument #20040218000085080; Instrument #20040218000085110; Instrument #20040218000085140; and Instrument #2004021100072140, aforesaid records.
7. Easements with Covenants and Restrictions Affecting Land ("ECR") recorded in Instrument #20040507000243250 and First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Instrument #20040507000243260.
8. Alabaster Development Agreement recorded in Instrument Number 20050712000346700
9. Easement for Alabama Power Company recorded in Instrument Number 20050802000388790.
10. Building line, as shown by map recorded in Map Book 35, Page 102 A and B.
11. Declaration of Covenants, Conditions and Restrictions and Operating Agreement between Colonial Properties Services, Inc. and Prickett Partners, LLLP, recorded of even date herewith in Instrument 20050923000494710.