

20051212000641040 1/3 \$7770.00
Shelby Cnty Judge of Probate, AL
12/12/2005 12:45:13PM FILED/CERT

Send Tax Notice to:

Inverness Cliffs Apartments, LLC
c/o Southeastern Property Development, Inc.
1103 Richard Arrington Boulevard South
Birmingham, AL 35242
Attn: Dave Bunting

STATE OF GEORGIA)
)
COUNTY OF FULTON)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration **METROPOLITAN LIFE INSURANCE COMPANY**, a New York corporation (the "Grantor"), in hand paid by **INVERNESS CLIFFS APARTMENTS, LLC**, a Delaware limited liability company, (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

All that certain real property described more fully on Exhibit "A" attached hereto and incorporated fully herein by reference.

SUBJECT TO:

1. 2006 ad valorem taxes, a lien not yet due and payable.
2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.
3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.

TOGETHER WITH all improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

TO HAVE AND TO HOLD to the Grantee, and to the successors and assigns of the Grantee in fee simple forever.

SIGNATURE PAGE TO FOLLOW.

21,750,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the Grantor has hereto set its hand as of the 9 day of December, 2005.

METROPOLITAN LIFE INSURANCE COMPANY,
a New York corporation

By: Victor W. Turner *AA*
Name: Victor W. Turner
Title: Vice President

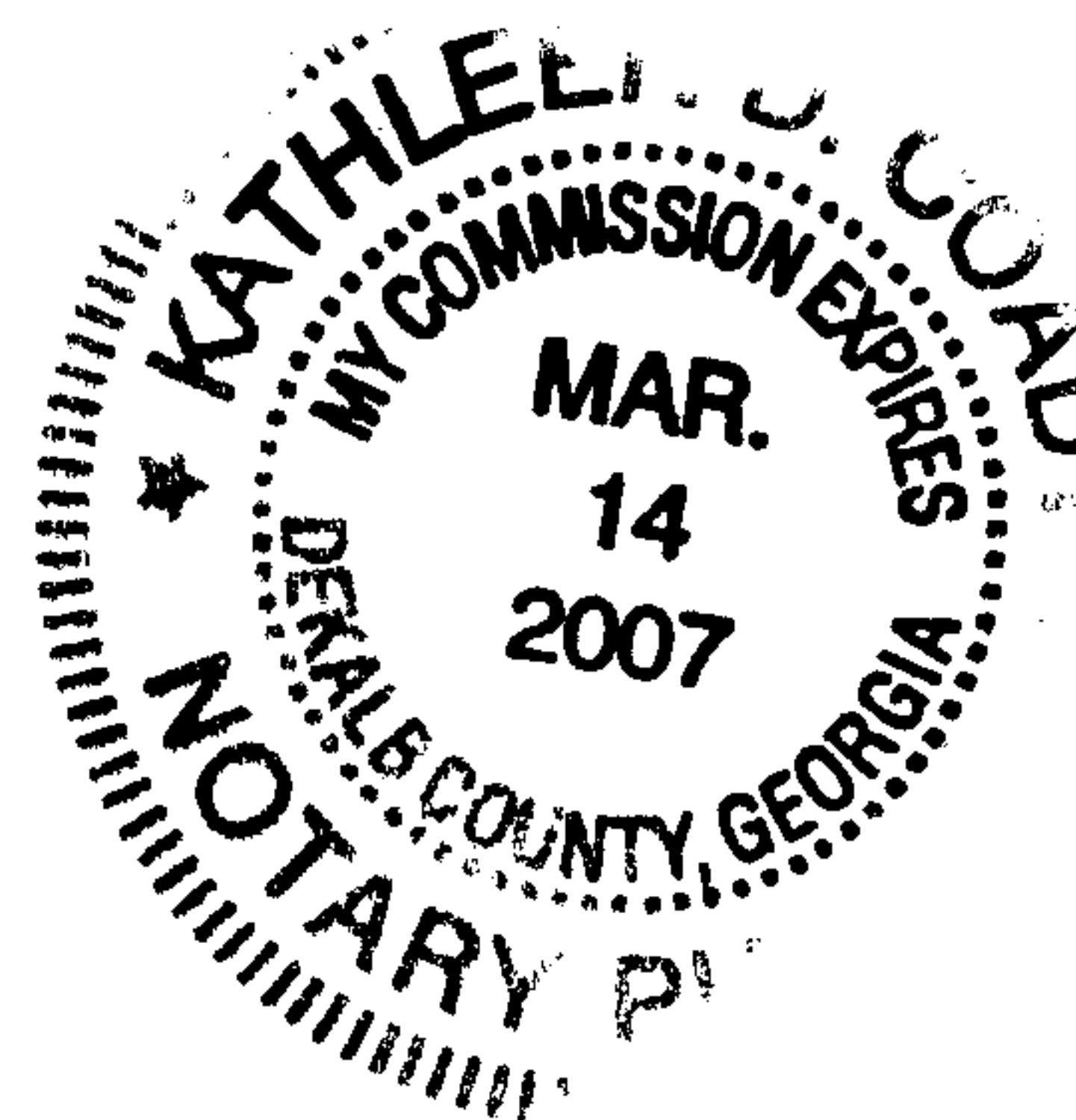
STATE OF GEORGIA
COUNTY OF FULTON

Before me, Kathleen D. Coady, a Notary Public of said County and State, personally appeared **Victor W. Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice President/Director (or other officer authorized to execute the instrument) of **METROPOLITAN LIFE INSURANCE COMPANY**, a New York corporation, the within named bargainor, and that as such Vice President/Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by himself as Vice President/Director of said corporation.

Given under my hand and official seal, this 5th day of December, 2005.

Kathleen D. Coady
NOTARY PUBLIC

My Commission Expires: 3-14-2007



This instrument prepared by:

Lea W. Stouffer
Attorney at Law
6507 Brownlee Dr.
Nashville, TN 37205
615-356-0642

EXHIBIT A

DESCRIPTION OF LAND

Part of the Southwest quarter and the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 1 and run South 00° 00' 00" East along the East line of same 468.32 feet to a point on the Northwestern line of Lot 100, Meadow Brook Highlands, as recorded in Map Book 14, page 21 in the Probate Office of Shelby County, Alabama; thence run South 37° 57' 16" West along said Northwestern line of Meadow Brook Highlands 1046.79 feet to a point on the Northerly line of Lot 93B, of the Amended Map of Resurvey of Lots 93 and 93A, Meadow Brook, 18th Sector, Phase 1 and Acreage, as recorded in Map Book 14, page 48 in the Probate Office of Shelby County, Alabama; thence run North 87° 47' 51" West along said North line of Lot 93B and Meadow Brook, 18th Sector, Phase 1, as recorded in Map Book 10, page 26 in the Probate Office of Shelby County, Alabama 426.59 feet to the common corner of Lots 90 and 91 of said subdivision; thence run South 46° 07' 59" West along the Northwestern line of said subdivision 355.22 feet to an angle point of Lot 88; thence run South 00° 01' 07" East along the Westerly line of said Lot 88 a distance of 198.72 feet to the Northeasterly corner of an acreage tract owned by the State of Alabama, recorded in Instrument Number 20000000184500000 in the Probate Office of Shelby County, Alabama; thence run South 42° 19' 38" West along the Northwestern line of said acreage tract 566.22 feet to an angle point of same; thence run North 46° 28' 51" West along the Northerly line of said tract 120.00 feet to an angle point of Lot 41, of Barkley Square Subdivision, as recorded in Map Book 27, page 32 in the Probate Office of Shelby County, Alabama; thence the following courses along the Northeasterly line of said subdivision, North 40° 41' 28" West 94.56 feet; thence North 55° 09' 22" West, 312.38 feet; thence North 33° 22' 30" West, 269.22 feet to an angle point of Lot 62 of said subdivision; thence North 55° 10' 35" West along the Northeasterly line of Lot 62 and the extension thereof 96.44 feet to a point on the Southeasterly right of way of Valley Dale Road (Shelby County Highway No. 17); thence North 38° 13' 02" East along said right of way 52.94 feet to the Point of Curve of a curve to the right, having a radius of 2099.63 feet and a central angle of 11° 53' 29"; thence run North 44° 09' 46" East along the chord of said curve 434.98 feet to the Point of Tangent; thence run North 50° 06' 31" East along said right of way 97.64 feet to a Point on a curve to the left having a radius of 2904.82 feet and a central angle of 14° 09' 08"; thence run North 43° 01' 57" East along the chord of said curve 715.67 feet to the Point of Tangent; thence run North 35° 57' 23" East continuing along said right of way 1323.09 feet to the Southwesterly corner of the Inverness Elementary School property; thence run South 54° 02' 37" East along the Southwesterly line of said school property 700.42 feet to the Southeasterly corner of same; thence North 26° 51' 37" East along the Southeasterly line of said school property 101.23 feet to the Southwesterly corner of Parcel 2 of a survey by Rowland Jackins, dated September 26, 2003; thence run South 54° 34' 09" East along the Southwesterly line of said Parcel 2 a distance of 290.02 feet to a point on the South line of the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 2 West; thence run North 87° 53' 30" West along said South line of quarter-quarter section 185.40 feet to the point of beginning.

Shelby County, AL 12/12/2005
State of Alabama

Deed Tax: \$7750.00