

PREPARED BY:

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420 North 20th Street
3100 Wachovia Tower
Birmingham, AL 35203

SEND TAX NOTICE TO:

City of Hoover
100 Municipal Drive
Hoover, AL 35216

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

RECITALS:

A. On January 26, 1990, **METROPOLITAN LIFE INSURANCE COMPANY**, a New York corporation ("Grantor"), entered into an Agreement with the **CITY OF HOOVER**, an Alabama municipal corporation ("Grantee") whereby Grantor agreed to annex property which it owned generally described as Inverness to the City of Hoover (the "Annexation Agreement").

B. The property described in the Annexation Agreement has been duly annexed by Grantee.

C. The Annexation Agreement provided that Grantor may convey to Grantee, and Grantee agreed to accept, conveyance of certain open spaces and recreational areas situated in Inverness.

D. Grantor and Grantee have agreed that Grantor will convey to Grantee that certain property described in Exhibit "A" which is attached hereto and made a part hereof (the "Property").

NOW, THEREFORE, IN CONSIDERATION of the premises and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and in compliance with the terms and conditions of the Annexation Agreement, Grantor does hereby remise, release, quitclaim, sell and convey unto Grantee all of Grantor's right, title, interest and claim, if any, in and to the Property all which is situated in Shelby County, Alabama.

This conveyance is subject to the following:

1. All outstanding riparian rights.
2. Terms and conditions of that certain Water Rights Agreement dated January 31, 2005 by and between Grantor and Inverness Holdings, LLC.
3. Taxes for the year 2006, a lien not yet due and payable.
4. Mineral and mining rights not owned by Grantor.
5. All encumbrances, restrictions, rights-of-way, easements, reservation agreements, and set back lines of record and any and all other restrictions and limitations of record.
6. Any applicable zoning ordinances.
7. Rights, if any, of any third party abutting the Property to use the Property.

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

IN WITNESS WHEREOF, the said Grantor has caused this quitclaim deed to be
executed by its duly authorized officers this 29th day of December, 2005.

GRANTOR:

METROPOLITAN LIFE INSURANCE COMPANY
a New York corporation

ATTEST:

By: Kathy B. Attanasio
Its: ASSISTANT SECRETARY

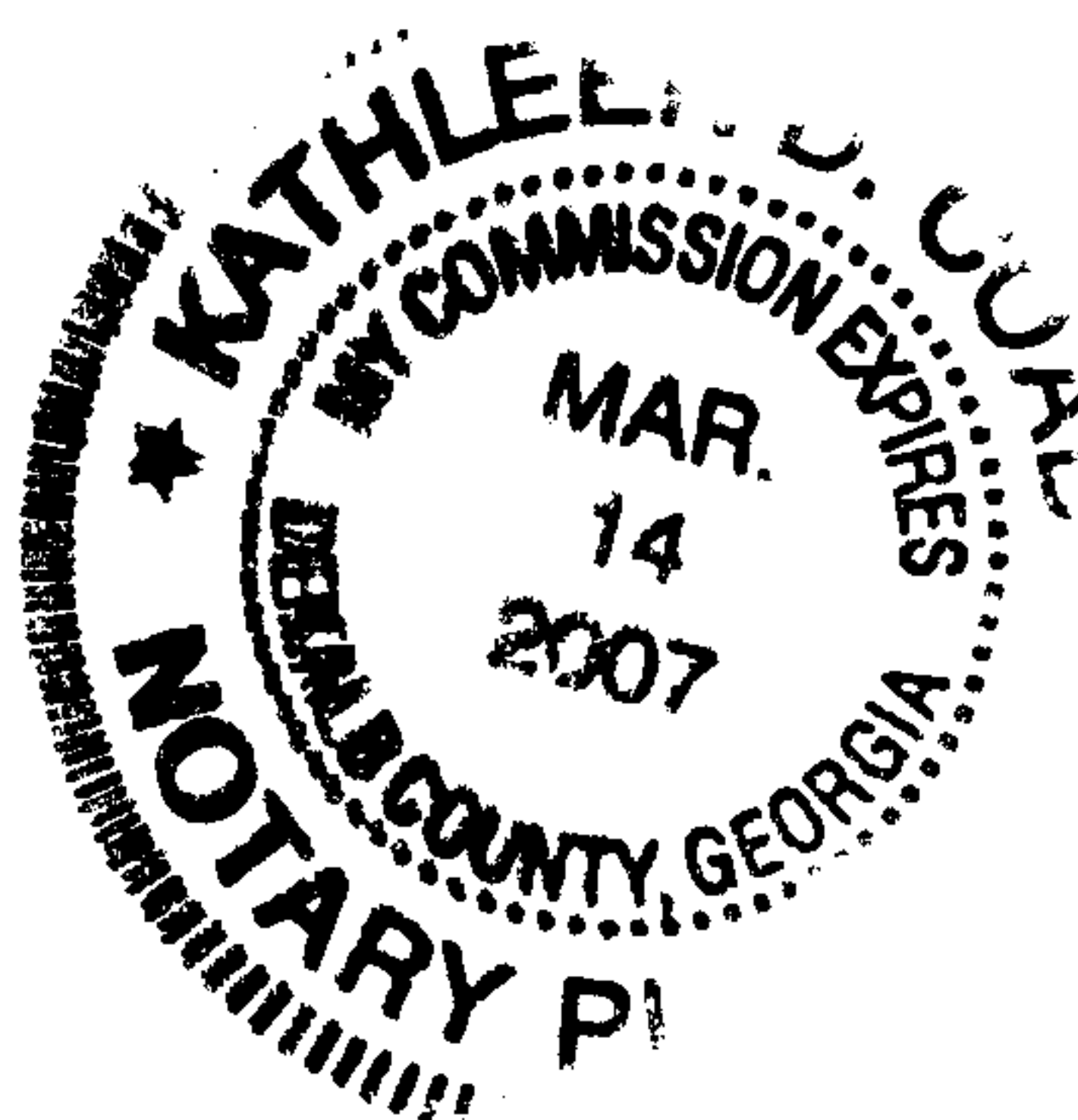
By: Victor W. Turner RA
Print Name: Victor W. Turner
Its: VICE PRESIDENT

STATE OF GEORGIA)
Fulton COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that Victor W. Turner, whose name as VICE PRESIDENT
of METROPOLITAN LIFE INSURANCE COMPANY, a New York 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 said conveyance, he/she, as such officer and with full
authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 29 day of December, 2005.


Kathleen D. Coady
Notary Public
My Commission Expires: 3-14-07



20051229000670610 4/7 \$30.00
Shelby Cnty Judge of Probate, AL
12/29/2005 03:58:18PM FILED/CERT

DESCRIPTION / PARCEL - 1

The main body of Lake Heather at Inverness, being situated in Sections 35 & 36, Township 18 South, Range 2 West and Sections 1 & 2, Township 19 South, Range 2 West, Shelby County, Alabama; bounded on the North by Parcel - 3 of this survey, by Inverness Office Sites 5, 6, 7, 8 and 9, also Parcel - 28; on the East by Inverness Site 31B, Lake Heather Estates, as recorded in Map Book 16, Page 121 in the Probate Office of Shelby County, Alabama, Inverness Site 31A and the Inverness Landing Apartment Development; on the South by Apple Cross Subdivision, as recorded in Map Book 6, Pages 42 A & B, by Parcels 4, 5, 6 and 7 of the Inverness Golf Course and by Heather Point Subdivision as recorded in Map Book 10, Page 39; on the West by Inverness Parcel 27-A, and the Lake Heather Reserve Apartment Development. Contains 92.2 acres, more or less.


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DESCRIPTION / PARCEL - 2, BACK WATER OF LAKE HEATHER AT INVERNESS

Situated in Northeast and Southeast 1/4's of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama; bound on the North by Parcel 5 of the Inverness Golf Course; on the East by Parcel - 6 of the Inverness Golf Course, Apple Cross Subdivision, as recorded in Map Book 6, Pages 42 A & B, in the Probate Office of Shelby County, Alabama; on the South by Parcel - 9 of The Inverness Golf Course; and on the West by Kerry Downs Subdivision, as recorded in Map Book 5, Pages 135 & 136; contains 2.3 acres more or less.

LEGAL DESCRIPTION / PARCEL - 3, (Lake Heather Dam & Boat Launch Area)

Part of the Southeast 1/4 of Section 35, Township 18 South, Range 2 West and the Northeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows;

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 18 South, Range 2 West, Shelby County, Alabama and run N88°51'25"W along the North line of same 734.25 feet to a point; thence run S41°22'30"W, 1019.03 feet to the Point of Beginning of herein described parcel, said point being on a tangent section of the Southeasterly Right of Way of the Inverness Center Parkway; thence run N41°22'30"E along said tangent of Right of Way, 73.04 feet to the Point of Curve of a curve to the right, having a radius of 850.00 feet and a central angle of 9°13'38"; thence run N45°59'19"E along the chord of said curve 136.74 feet to the Point of Tangent; thence continue along said Right of Way N50°36'08"E 12.40 feet to the Southwesterly corner of Inverness Office Center Site - 5; thence run S84°44'48"E along the Southerly line of said Site - 5 a distance of 386.79 feet; thence continue along said Southerly line of Site - 5 S77°56'55"E, 254.21 feet to a point on the mean waters edge of Lake Heather, known as being on the 496 elevation contour; thence the following courses along said mean waters edge of Lake Heather, S47°32'01"W, 144.20 feet; thence run S50°53'50"W, 144.76 feet; thence run S48°25'40"W, 260.21 feet; thence run S26°02'46"W, 55.62 feet; thence run S24°17'06"W, 54.17 feet; thence S28°08'36"W, 48.27 feet; thence run S26°44'17"W, 14.50 feet; thence run S12°12'13"W, 14.88 feet; thence run S86°33'53"W, 28.24 feet; thence run S78°42'57"W, 28.40 feet to a point, being the Northeasterly corner of the spillway for Lake Heather; thence run S25°11'56"W across said spillway, 25.00 feet; thence run S55°19'53"E along said mean waters edge, 20.67 feet to a point being the Northeasterly corner of Lake Heather Reserve Apartment Development; thence the following courses along the common boundary with said Lake Heather Reserve Apartments, S48°31'11"W, 58.21 feet; thence N67°22'46"W, 84.71 feet to the Point of Curve of a curve to the right, having a radius of 213.40 feet and a central angle of 87°13'13"; thence run N23°46'10"W along the chord of said curve 294.38 feet to the Point of Tangent; thence run N19°50'27"E, 72.94 feet; thence run N10°58'05"E, 96.35 feet to the Point of Curve of a curve to the left, having a radius of 50.00 feet and a central angle of 60°20'45"; thence run N19°12'18"W along the chord of said curve, 50.26 feet to the Point of Tangent; thence run N49°22'41"W, 44.63 feet to the Point of Beginning.
Contains 6.962 acres, more or less.

LEGAL DESCRIPTION OF PARCEL - 4 (Situated at the Northeasterly tip of Lake Heather and Southwest of and abutting Inverness Center Place)

Being part of the Northeast 1/4 of the Southwest 1/4 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 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and run N00°21'43"W along the East line of same 1997.53 feet to a point; thence run S89°38'17"W, 600.43 feet to the Point of Beginning, said point being the Northwesterly corner of Inverness Site 10, also being located on the Southwesterly corner of the Right of Way of the intersection of Inverness Center Drive and Inverness Center Place; thence run S42°29'17"W along the Northwesterly line of said Inverness Site 10, 34.01 feet to a point on the mean waters edge of Lake Heather, known to be on the 496.00 elevation contour; thence the following courses along said mean waters edge,

S85°39'51"W, 17.68 feet; thence run N81°45'58"W, 28.03 feet;
thence run N64°09'21"W, 24.89 feet; thence run N56°11'08"W, 22.22 feet;
thence run N54°39'36"W, 27.01 feet; thence run N47°54'53"W, 28.51 feet;
thence run N66°35'47"W, 12.56 feet; thence run S75°53'26"W, 19.63 feet;
thence run S64°51'40"W, 20.27 feet; thence run N80°43'56"W, 21.77 feet;
thence run S75°45'29"W, 25.53 feet; thence run S78°50'54"W, 23.91 feet;
thence run S84°37'24"W, 42.14 feet; thence run N17°44'58"W, 25.18 feet;
thence run N65°25'35"E, 18.29 feet; thence run N62°47'28"E, 15.84 feet;
thence run N40°31'55"E, 14.63 feet; thence run N20°43'36"E, 60.71 feet;
thence run N24°35'18"E, 19.99 feet; thence run S43°09'52"W, 21.29 feet;
thence run S29°40'57"W, 20.55 feet; thence run S75°15'10"W, 26.89 feet;
thence run S80°54'23"W, 36.93 feet; thence run S56°09'59"W, 26.43 feet;
thence leaving said mean waters edge run along the Southeasterly line of said Inverness Site 9, N40°42'35"E, 173.77 feet to the Northeasterly corner of same, being on the Southwesterly Right of Way of Inverness Center Place;
thence run S23°35'34"E along said Right of Way 0.85 feet to the Point of Curve of a curve to the left, having a radius of 347.22 feet and a central angle of 49°42'44"; thence run S48°25'57"E along the chord of said curve, 291.90 feet to the Point of Tangent; thence continuing along said Right of Way, the following courses, S73°17'18"E, 22.43 feet; thence run S73°13'57"E, 8.49 feet to the Point of Curve of a curve to the right, having a radius of 25.00 feet and a central angle of 28°24'09"; thence run S50°44'02"E along the chord of said curve, 12.36 feet to the Point of Beginning. Contains 0.605 acres, more or less. Subject to easements for Sanitary Sewer to the City of Hoover, (SS-B & SS-B1), prepared by Paragon Engineering Inc., dated December, 1990.