This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Douglas D. Eddleman, President
Eddleman Properties, Inc.
2700 Highway 280 East Suite 425
Birmingham, AL 35223

20060516000229930 1/3 $188.50
Shelby Cnty Judge of Probate, AL
05/16/2006 10:16:53AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

171,500.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN and NO/100 Dollars ($10.00) to the undersigned grantor, **ZACHRIS LIMITED PARTNERSHIP I**, a Georgia Limited Partnership, and **ZACHRIS LIMITED PARTNERSHIP II**, a Georgia Limited Partnership (Herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **ZACHRIS LIMITED PARTNERSHIP I,** a Georgia Limited Partnership, and **ZACHRIS LIMITED PARTNERSHIP II,** a Georgia Limited Partnership, by these presents, grant, bargain, sell and convey unto **EDDLEMAN PROPERTIES, INC**., an Alabama corporation (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

See Exhibit "A attached hereto and made a part hereof for legal description

The above property is conveyed subject to:

(1) Ad Valorem taxes due and payable October 1, 2006 and subsequent years not yet due and payable, including any future "roll-back" taxes.

(2) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 41 Page 391 in the Probate Office.

(3) Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54, in said Probate Office.

(4) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254 in Probate Office with Amendment in Inst.#2001-1342 and corrected and restated in Inst. #2001-4260 in the Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc. as recorded in Real 194, Page 287-A in said Probate Office along with Supplemental Protective Covenants as recorded in Inst. #1997-6062 and Supplemental Protective Covenants as recorded in Inst. #1997-34700, in said Probate Office.

(5) A Deed and Bill of Sale from AmSouth as Ancillary Trustee to the Water Works and Sewer Board of the City of Birmingham conveying the sanitary sewer trunkline, pipelines, force mains, gravity flow mains, etc. located under the surface land, as shown by instrument recorded in Real 194, Page 43; along with an easement for Sanitary Sewer Lines and Water Lines as set out in Real 194, Page 1, in said Probate Office.

(6) Drainage Agreement between AmSouth Bank, N.A., as Ancillary trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 238 in said Probate Office

(7) Agreement concerning electric service to NCNB/Brook Highlands and Alabama Power Company recorded in Book 306, Page 119 in said Probate Office

(8) Restrictions, covenants and conditions as set out and contained within deeds conveyed to other parties as set out in Real 308, Page 1, Real 220, Pages 339, as Inst.#1992-14567 and Inst.#1993-3251, in said Probate Office.

(9) Easement to Alabama Power Company as shown by instrument recorded in Real 207, Page 380 and Real 220, Pages 521 and 532, in said Probate Office.

(10) Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995, in said Probate Office.

(11) Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 and Real 199, Page 18 in said Probate Office.

(12) Rights of others to the use of Swan Drive.

(13) Mineral and mining rights not owned by Grantor.

(14) Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst.#1997-34706 and Inst.#1997-18317, in said Probate Office.

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

Grantor makes no warranty or covenant respecting the nature or quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 12th day of May, 2006.

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GRANTOR:

ZACHRIS LIMITED PARTNERSHIP I,
a Georgia Limited Partnership,
By its general partner,
Westwatch Limited Liability Company I,
a Georgia limited liability company

By: _____
Charles W. Daniel, Member

ZACHRIS LIMITED PARTNERSHIP II,
a Georgia Limited Partnership,
By its general partner,
Westwatch Limited Liability Company II,
a Georgia limited liability company

By: _____
Charles W. Daniel, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Charles W. Daniel, whose name as Member of Westwatch Limited Liability Company I, a Georgia Limited Liability Company, in its capacity as general partner of Zachris Limited Partnership I, a Georgia Limited Partnership, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such member, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company acting in its capacity as General Partner of said Limited Partnership.

Given under my hand and official seal of office this the 12th day of May, 2006.

_____
NOTARY PUBLIC
My Commission expires: 6-5-2007

SWEENEY NOTARY PUBLIC

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Charles W. Daniel, whose name as Member of Westwatch Limited Liability Company II, a Georgia Limited Liability Company, in its capacity as general partner of Zachris Limited Partnership II, a Georgia Limited Partnership, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such member, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company acting in its capacity as General Partner of said Limited Partnership.

Given under my hand and official seal of office this the 12th day of May, 2006.

_____
NOTARY PUBLIC
My Commission expires: 6-5-2007

SWEENEY NOTARY PUBLIC

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EXHIBIT "A"
LEGAL DESCRIPTION FOR STATUTORY WARRANTY DEED FROM ZACHRIS et al to EDDLEMAN PROPERTIES, INC.

A parcel of land situated in the Southeast ¼ of the Southwest ¼ of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a concrete monument found locally accepted to be the Southwest corner of said 1/4 - 1/4 section, thence run east along the South line of said ¼ - ¼ section and also along the North line of Eagle Ridge Apartments as recorded in Deed Book 67, on Page 967, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 71.35 feet to an iron pin found at the Southwest corner of Lot 1183 in Brook Highland 11th Sector Phase 2, an Eddleman Community, as recorded in Map Book 22, on Pages 36 A & B, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 64 deg. 42 min. 34 sec. and run in a northeasterly direction along the Northwest line of Lots 1183 through 1192 in said Brook Highland 11th Sector Phase 2 for a distance of 1,271.30 feet to the Northwest corner of said Lot 1192; thence turn an angle to the left of 20 deg. 23 min. 58 sec. and run in a northeasterly direction for a distance of 175.38 feet to a point on the North line of said ¼ - ¼; thence turn an angle to the left of 95 deg. 12 min. 45 sec. and run in a westerly direction along the North line of said ¼ - ¼ section for a distance of 165.02 feet to a point; thence turn an angle to the left of 57 deg. 01 min. 00 sec. and run in a Southwesterly direction for a distance of 59.87 feet to a point on a curve to the left having a central angle of 11 deg. 51 min. 00 sec. and a radius of 560.01 feet; thence run in a southwesterly direction along the arc of said curve for a distance of 115.82 feet to a point; thence run tangent to last stated curve in a southwesterly direction for a distance of 322.42 feet to a point on a curve to the right having a central angle of 20 deg. 12 min. 00 sec. and a radius of 571.76 feet; thence run in a southwesterly direction along the arc of said curve for a distance of 201.58 feet to a point; thence run tangent to last stated curve in a southwesterly direction for a distance of 54.25 feet to a point on a curve to the right having a central angle of 95 deg. 25 min. 00 sec. and a radius of 63.80 feet; thence run in a southwesterly to northwesterly direction along the arc of said curve for a distance of 106.25 feet to a point; thence run tangent to last stated curve in a northwesterly direction for a distance of 60.53 feet to a point on the West line of said ¼ - ¼ section; thence turn an angle to the left of 137 deg. 11 min. 02 sec. and run in a southerly direction along the West line of said ¼ - ¼ section for a distance of 697.05 feet to the point of beginning. Being situated in Shelby County, Alabama.

Shelby County, AL 05/16/2006
State of Alabama

Deed Tax:$171.50