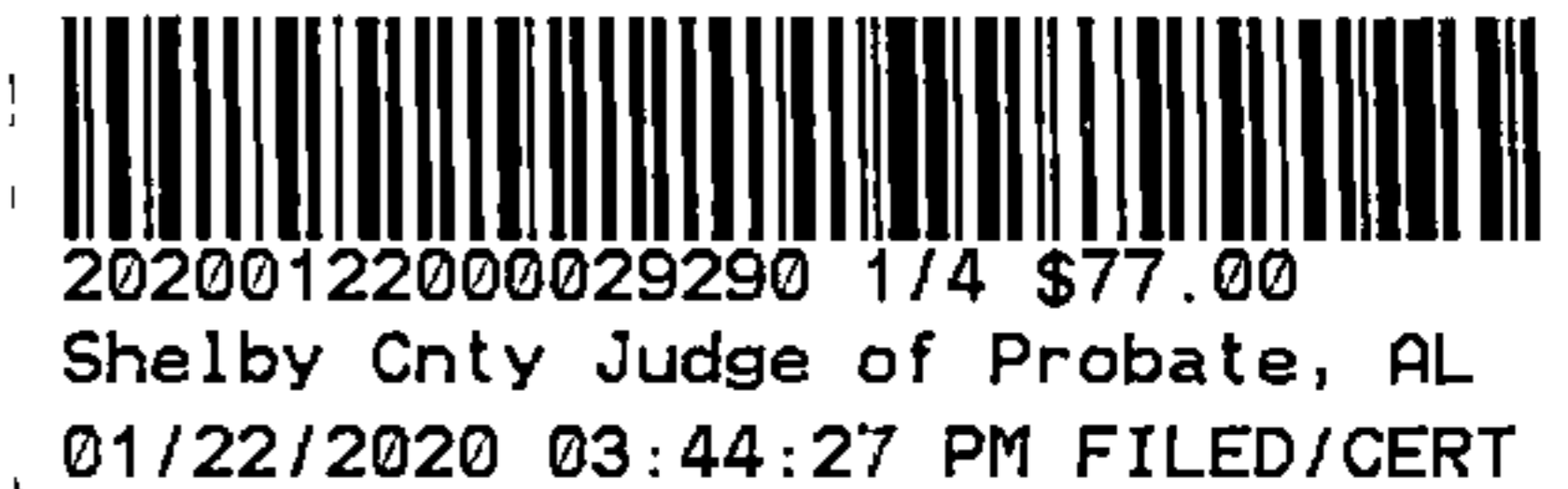


THIS INSTRUMENT PREPARED BY:

Andrew J. Spry
Spry Law Firm, P.C.
250 South Poplar Street
Florence, Alabama 35630
P: (256) 764-7331
F: (256) 764-0766



STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

In consideration of FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$550,000.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, ZEG CORP., an Alabama corporation, located at 5 Bonita Drive, Birmingham, Alabama 35209 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto BLUEGRASS APARTMENTS, L.P., an Alabama limited partnership, located at 539 Primrose Way, Louisville, Kentucky 40206 (hereinafter referred to as "Grantee"), its successors and assigns, the following described real estate located at 3465 Indian Lake Circle, Pelham, Alabama 35124, and situated in Shelby County, Alabama:

TRACT A:

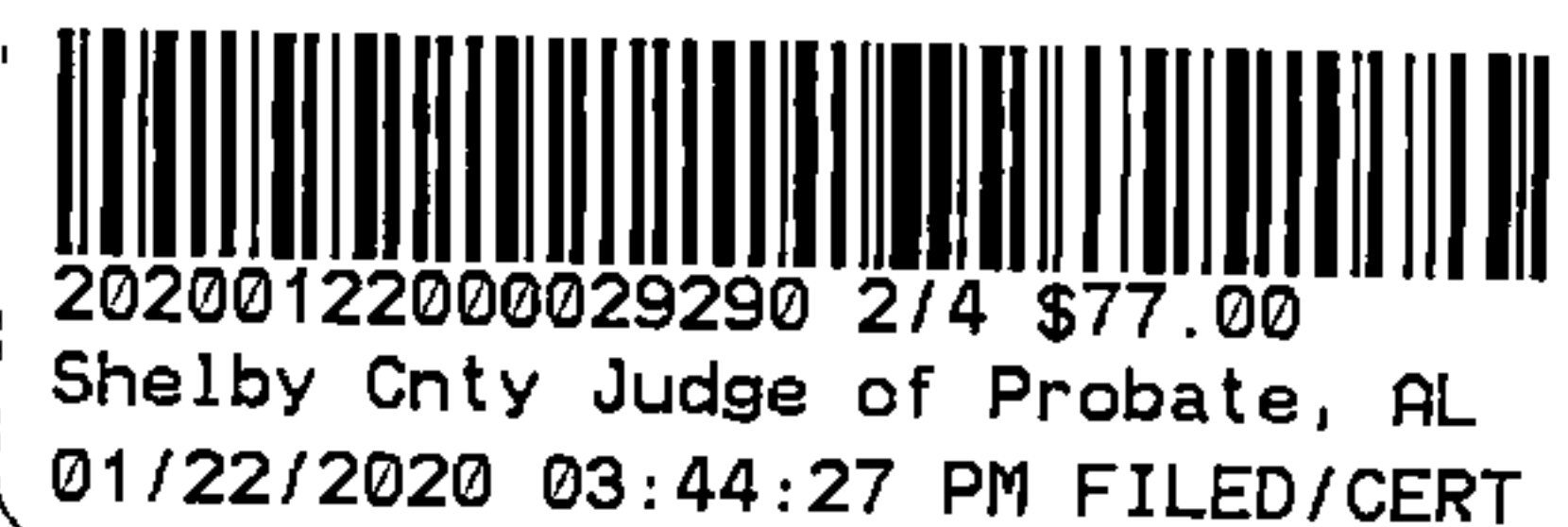
A PART OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SAID SECTION 21, THEN S88°04'21"E A DISTANCE OF 101.28 FEET TO A 3/4 INCH DIAMETER REBAR FOUND ON THE WEST RIGHT-OF-WAY OF SHOSHONE DRIVE. THEN ALONG SAID RIGHT-OF-WAY N02°30'10"E A DISTANCE OF 99.96 FEET TO A 3/4 INCH DIAMETER REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF SCOTT ROAD. THEN LEAVING SAID RIGHT-OF-WAY N02°39'17"E A DISTANCE OF 110.89 FEET TO A 3/4 INCH DIAMETER REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF SCOTT ROAD, THE POINT OF BEGINNING. THEN FROM THE POINT OF BEGINNING, ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.63 FEET AND A CHORD BEARING AND DISTANCE OF S46°01'30"W 35.61 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID NORTH RIGHT-OF-WAY N88°32'10"W A DISTANCE OF 531.55 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 108.28 FEET AND A CHORD BEARING AND DISTANCE OF N40°50'30"W 96.19 FEET TO A 3/4 INCH DIAMETER REBAR ON THE EAST RIGHT-OF-WAY OF SAID SCOTT ROAD. THEN ALONG SAID EAST RIGHT-OF-WAY N06°45'03"E A DISTANCE OF 230.03 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED ALLEN PLS 31826 SET. THEN

CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 23.06 FEET AND A CHORD BEARING AND DISTANCE OF N19°07'44"W 22.25 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY N09°10'43"E A DISTANCE OF 111.04 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY N00°17'32"W A DISTANCE OF 86.11 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.26 FEET AND A CHORD BEARING AND DISTANCE OF N47°041'53"W 35.35 FEET TO A 3/4 INCH DIAMETER REBAR ON THE SOUTH RIGHT-OF-WAY OF OVERLAND ROAD. THEN ALONG SAID RIGHT-OF-WAY S87°15'16"E A DISTANCE OF 556.24 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.20 FEET AND A CHORD BEARING AND DISTANCE OF S42°11'15"E 35.31 FEET TO A 3/4 INCH DIAMETER REBAR ON THE WEST RIGHT-OF-WAY OF SHOSHONE DRIVE. THEN ALONG SAID RIGHT-OF-WAY S02°39'00"W A DISTANCE OF 195.60 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY S02°44'40"W A DISTANCE OF 282.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.49 ACRES MORE OR LESS.

TRACT B:

A PART OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SAID SECTION 21, THEN N88°04'21"W A DISTANCE OF 540.76 FEET TO A 5/8 INCH DIAMETER REBAR WITH RED CAP. THEN N07°04'49"E A DISTANCE OF 122.43 FEET TO A 5/8 INCH DIAMETER REBAR WITH RED CAP. THEN S88°13'38"E A DISTANCE OF 76.41 FEET TO A 5/8 INCH DIAMETER REBAR WITH RED CAP ON THE SOUTH RIGHT-OF-WAY OF SCOTT ROAD. THEN ALONG SAID RIGHT-OF-WAY S88°24'54"E A DISTANCE OF 530.41 FEET TO A 3/4 INCH DIAMETER REBAR. THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.87 FEET AND A CHORD BEARING AND DISTANCE OF S42°55'51"E 35.78 FEET TO A 3/4 INCH DIAMETER REBAR ON THE WEST RIGHT-OF-WAY OF SHOSHONE DRIVE. THEN ALONG SAID RIGHT-OF-WAY S02°30'10"W A DISTANCE OF 99.96 FEET TO A 3/4 INCH DIAMETER REBAR. THEN LEAVING SAID RIGHT-OF-WAY N88°04'21"W A DISTANCE OF 101.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.80 ACRES MORE OR LESS.

SOURCE OF TITLE: Instrument Numbers: 20100301000058990 in the Office of the Judge of Probate of Shelby County, Alabama.



This conveyance is subject to any and all restrictive covenants, easements, setback lines and/or zoning ordinances which may be applicable to the above-described property.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that the above described premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to convey the same as aforesaid; and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

This Instrument may be executed in any number of counterparts or counterpart signature pages, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute but one and the same instrument.

{SIGNATURE AND NOTARY ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE}



20200122000029290 3/4 \$77.00
Shelby Cnty Judge of Probate, AL
01/22/2020 03:44:27 PM FILED/CERT

Witness my hand this 16th day of January, 2020.

ZEG CORP., an Alabama corporation

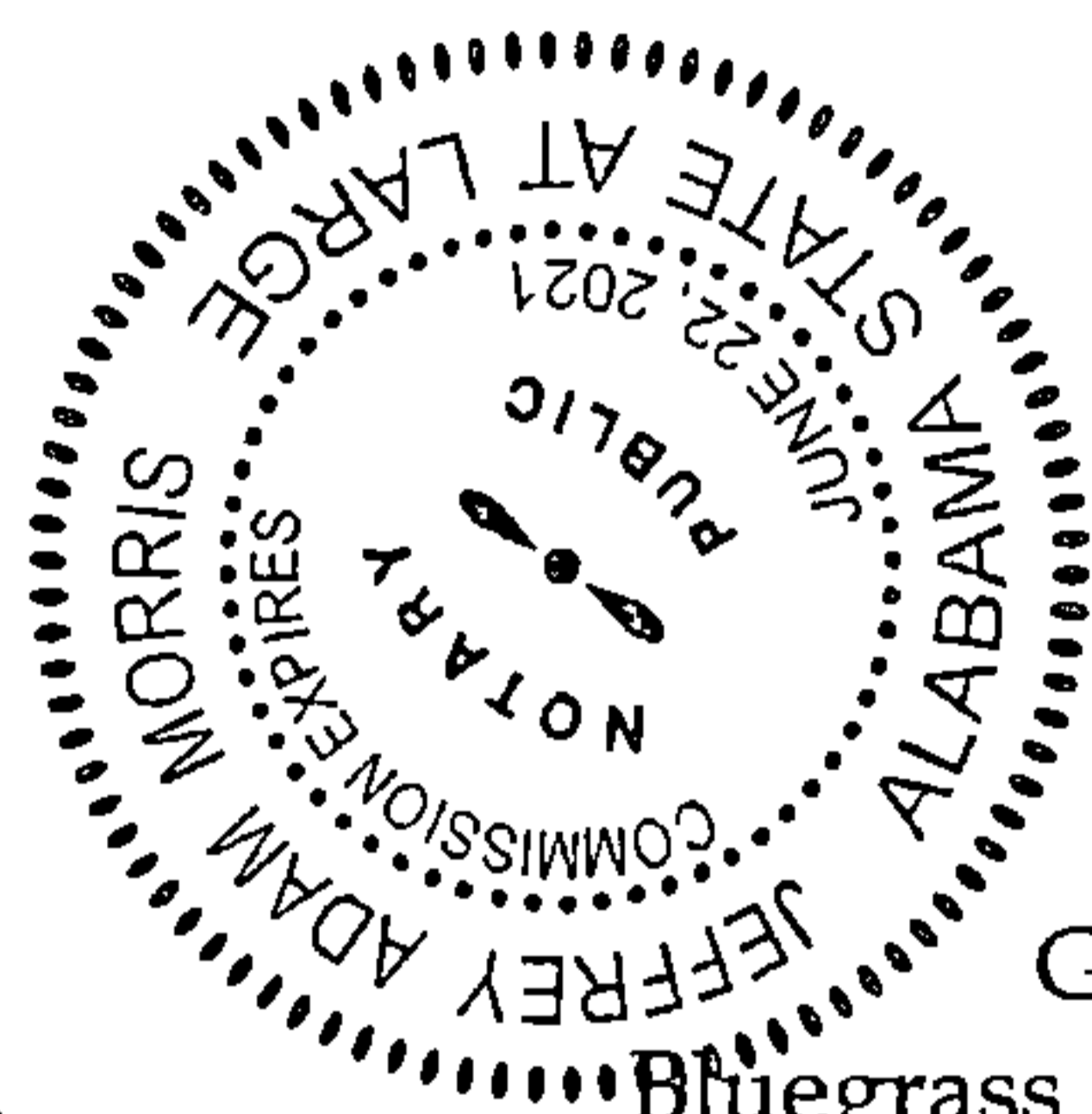
By: [Signature]
Brenda Zegarelli
Its: President

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Brenda Zegarelli, whose signature in her capacity as President of Zeg Corp., 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 foregoing conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of the Company.

WITNESS my hand and Notarial Seal on this 16th day of January, 2020.



[Signature]
Notary Public
My commission expires 6/22/21

Grantors
Zeg Corp.
5 Bonita Drive
Birmingham, Alabama 35209

Grantee
Bluegrass Apartments, LP
539 Primrose Way
Louisville, Ky 40206

Property Address
3465 Indian Lake Circle
Pelham, AL 35124



20200122000029290 4/4 \$77.00
Shelby Cnty Judge of Probate, AL
01/22/2020 03:44:27 PM FILED/CERT

Real Estate Closings/2017/17-287 Bluegrass Apartments (R&C)/Deed

Shelby County, AL 01/22/2020
State of Alabama
Deed Tax: \$46.00