

THIS INSTRUMENT PREPARED BY:
C. BARTON ADCOX

ADCOX ASSOCIATES
LLC

Attorneys and Counselors at Law
2205 4TH STREET, SUITE 21
TUSCALOOSA, ALABAMA 35401
205-469-0469

2009 11110

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07-27-2009 04:54:00 PM
Source Of Title: DEED 1085 / 189
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

Source of Title:

See Exhibit "B" attached

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM OF
UNIVERSITY DOWNS CONDOMINIUM, A CONDOMINIUM

This Second Amendment to Declaration of Condominium of University Downs Condominium, a Condominium ("Amendment") executed by a duly authorized officer of Regency Oaks Condominiums, Inc. ("Affiliate Declarant") and is effective as of the 27th day of July, 2009 ("Effective Date").

INTRODUCTION:

1. The Declaration of Condominium of University Downs Condominium, a Condominium, was recorded by University Downs Condominiums, Inc. ("Declarant") in the Probate Office of Tuscaloosa County, Alabama in Deed Book 2006 at Page 16248 ("Declaration").

2. Section 20.05 of the Declaration provides that Declarant or an Affiliate (for example, the Affiliate Declarant) shall expressly have/retain the right, but not the obligation, to submit all or any portion of the Additional Property to the provisions of the Act and the Declaration in the manner provided in Section 35-8A-210 of the Act.

3. Declarant has previously added Additional Property to the Condominium as evidenced by a First Amendment to Declaration of Condominium of University Downs, a Condominium, which is of record in Deed Book 2006; Page 26058 in the Probate Office of Tuscaloosa County, Alabama ("Probate Office").

4. Affiliate Declarant is the owner of the real property described on Exhibit "C" attached hereto and incorporated herein by reference (the "Regency Oaks Property").

5. The Affiliate Declarant desires to submit the Regency Oaks Property as part of the Condominium and, accordingly, the provisions of the Act and the Declaration.

6. A Scrivner's Affidavit was executed and subsequently filed by Bryan P. Winter ("Affiant") in the Probate Office on or around October 17, 2008 in Deed Book 2008; Page 22016 ("Affidavit"). The Affidavit provides that Affiant mistakenly attached an incorrect Exhibit "A" to the Declaration when he prepared it. The Affidavit includes the correct Exhibit "A" to the Declaration. Declarant desires to make reference to the Affiant's error herein and to attach the Exhibit "A" hereto.

NOW, THEREFORE, as permitted by the Declaration, Declarant and Affiliate Declarant hereby:

(1) Submit and declare the Regency Oaks Property as part of the Condominium and, therefore, subject to the Act and the Declaration.

(2) Subsequent to the Effective Date of this Amendment, the Condominium shall consist of those existing University Downs Units (See attached Exhibit "D" reflecting Units with a prefix of UD) and those Regency Oaks Units which are listed on Exhibit "D" attached hereto and incorporated herein by reference, such Units constituting Units added and submitted to the Condominium, the Act and Declaration by this Amendment, namely the following: (See Exhibit "D" as it relates to Units with a prefix of Regency Oaks)

(3) By virtue of the addition of Regency Oaks Units to the Condominium as provided in (2) above and as contemplated and provided by the Declaration: (a) the reallocated undivided percentage share in the Common Elements and Common Expenses for each Unit in the Condominium as of the Effective Date shall also be as reflected on Exhibit "D" attached hereto and incorporated herein by reference; and (b) as presently stated in Section 8.02 of the Declaration, each Unit shall be allocated one (1) vote in matters related to the Association and its governance and operation. Therefore, subsequent to the Effective Date, and subject to the Declarant Control reserved by Declarant, there shall be 272 Units and, therefore, 272 votes available to be cast for matters relevant to the Association.

(4) The Declaration is hereby amended so that the property described on Exhibit "A" attached hereto (the same property described on Exhibit "A" to the Affidavit) is substituted for the previously incorrect Exhibit "A" filed with the Declaration. In other words, the attached Exhibit "A" corrects the error previously made by the Affiant and correctly reflects the property originally submitted by the Declaration to the Condominium as well as the Additional Property.

(5) Exhibit "G" to the Declaration is expanded to include those matters reflected on Exhibit "E" attached hereto.

(6) There is a billboard located upon one (1) of the buildings on the Regency Oaks Property which Affiliate Declarant intends to allow to remain. The property upon which such billboard is located is excluded from the property submitted to this Declaration.

(7) While Declarant owned all Units, Declarant determined to amend the assignment fee under Section 21.14 of the Declaration in the event of a Transfer from one percent (1%) to

one-half percent (.005%). The said Section 21.14 is so documented in order to reflect such amendment and change.

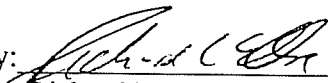
(8) All definitions provided in the Declaration, unless specifically amended hereby, shall remain in full force and effect and operative to the Declaration and the Act and shall have the same meaning when utilized in this Amendment.

(9) All terms and condition of the Declaration, except as may be amended or modified by this Amendment, shall remain in full force and effect.

(Signature Page Follows)

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Regency Oaks Condominiums, Inc.

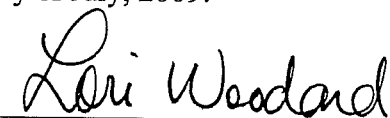
By: 
Richard L. Ellis, Jr.
Its: Vice President

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STATE OF ALABAMA)
 :
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Richard L. Ellis, Jr., whose name as Vice President, of Regency Oaks Condominiums, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he, as such officer, and with full authority, executed the instrument voluntarily for the said corporation on the day the same bears date.

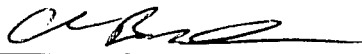
Given my hand and official seal this the 24th day of July, 2009.


Notary Public
My Commission Expires: 11/3/09

The undersigned, as **MORTGAGEE** under the Mortgage encumbering the real property identified in the foregoing Second Amendment to Declaration of Condominium of University Downs Condominium (Regency Oaks), joins in the execution of the foregoing Second Amendment to Declaration of Condominium of University Downs Condominium (Regency Oaks), for the sole purpose of establishing the validity of the Second Amendment to Declaration of Condominium of University Downs Condominium (Regency Oaks) as required by §§ 35-8A-1, *et seq.* of the Code of Alabama, as amended, and also to agree to the filing of the plat for Regency Oaks, an Additional Phase of University Downs Condominium in the Probate Office of Tuscaloosa County, Alabama. The undersigned is not the Declarant, and does not assume any obligation whatsoever under the terms, covenants and conditions of the foregoing Second Amendment to Declaration of Condominium of University Downs Condominium (Regency Oaks), and the execution hereof does not in any way subordinate or make the said Mortgage inferior to the said Second Amendment to Declaration of Condominium of University Downs Condominium (Regency Oaks).

MORTGAGEE:

Regions Bank

By: 
Its: Vice President

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Exhibit "A"

University Downs, Phase I
(Bldgs. 1 - 4)

LEGAL DESCRIPTION

PARCEL A
OWNER: UNIVERSITY DOWNS, LTD.
SOURCE OF TITLE: DEED BOOK 1087, PAGE 189

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 10 West being part of Lot 11 Baker Property as recorded in Plot Book 19, Page 94 in the Probate Office of Tuscaloosa County, Alabama and being more particularly described as follows:

As a STARTING POINT, start at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 24; thence run in a Northerly direction along the East boundary of said Southwest Quarter for a distance of 86.47 feet to the Southeast corner of said Lot 11 and the POINT OF BEGINNING of the parcel herein described, said point being on the curving North Right-of-Way of 16th Street East, a 108 foot Right-of-Way; thence continue in a Northerly direction along said course and along said East boundary of said Southwest Quarter and along the East boundary of said Lot 11 for a distance of 200.00 feet to a point; thence with an interior angle of 181 degrees 58 minutes, run in a Northwesterly direction along said lot line for a distance of 16.98 feet to a point; thence with an interior angle of 198 degrees 03 minutes, run in a Northerly direction along said lot line for a distance of 5.00 feet to a point; thence with an interior angle of 187 degrees 35 minutes, run in a Northeasterly direction along said lot line for a distance of 37.52 feet to a point; thence with an interior angle of 172 degrees 25 minutes, run in a Northerly direction along said lot line for a distance of 28.18 feet to a point; thence with an interior angle of 167 degrees 08 minutes, run in a Northwesterly direction along said lot line for a distance of 32.67 feet to a point; thence with an interior angle of 202 degrees 30 minutes, run in a Northerly direction along said lot line for a distance of 63.78 feet to a point; thence with an interior angle of 185 degrees 32 minutes, run in a Northeasterly direction along said lot line for a distance of 33.72 feet to a point; thence with an interior angle of 182 degrees 02 minutes, continue in a Northeasterly direction along said lot line for a distance of 81.41 feet to a point on the said East boundary of the Southwest Quarter; thence with an interior angle of 172 degrees 54 minutes, run in a Northerly direction along said East boundary of the Southwest Quarter and along said lot line for a distance of 255.33 feet to a point; thence with an interior angle of 85 degrees 04 minutes, run in a Southwesterly direction for a distance of 274.44 feet to a point; thence with an interior angle of 266 degrees 47 minutes, run in a Northwesterly direction for a distance of 84.22 feet to a point; thence with an interior angle of 80 degrees 13 minutes, run in a Southwesterly direction for a distance of 203.81 feet to a point on the West Boundary of said Lot 11; thence with an interior angle of 89 degrees 38 minutes, run in a Southeasterly direction along said West Boundary for a distance of 246.28 feet to a point; thence with an interior angle of 185 degrees 38 minutes, run in a Southerly direction along said lot line for a distance of 103.09 feet to a point; thence with an interior angle of 98 degrees 17 minutes, run in a Southeasterly direction along said lot line for a distance of 388.97 feet to a point; thence with an interior angle of 282 degrees 51 minutes, run in a Southerly direction along said lot line for a distance of 65.30 feet to a point; thence with an interior angle of 158 degrees 25 minutes, run in a Southeasterly direction along said lot line for a distance of 40.23 feet to a point; thence with an interior angle of 202 degrees 33 minutes, run in a Southerly direction along said lot line for a distance of 242.01 feet to a point on a curve, said curve having a delta of 86 degrees 10 minutes and a radius of 25.00 feet; thence with an interior angle of 228 degrees 05 minutes to the chord, run in a Southerly direction to a Northwesterly direction along said curve and along said lot line for a chord distance of 37.20 feet (arc distance of 41.98 feet) to a point on the curving North Right-of-Way of said 16th Street East, said curve having a centerline delta of 0 degrees 50 minutes and a centerline radius of 34,377.48 feet; thence with an interior angle of 48 degrees 09 minutes from the chord end to the chord, run in a Southeasterly direction along said curving North Right-of-Way and along said lot line for a chord distance of 77.84 feet (arc distance of 77.84 feet) to the POINT OF BEGINNING at which point the interior angle is 83 degrees 12 minutes from the chord. Said parcel containing 4.14 acres.

Exhibit "A"

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Future University Downs Condominiums, Phase II

Lot 11 Baker Property, a Map or Plat of which is recorded in Plat Book 19, at Page 94 in the Probate Office of Tuscaloosa County, Alabama, less and except the property described on Exhibit "A" Page 1.

Exhibit "A"

Page 2

University Downs Apartments II Property

A part of the in the West Half of the Southeast Quarter of Section 24, Township 21 South, Range 10 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a Point of Beginning, start at the Northeast corner of Lot 11 of Baker Property, a Plat of which is recorded in the Probate Office of Tuscaloosa County, Alabama in Plat Book 19, Page 94; thence run in a Southerly direction along the West boundary line of said Southeast Quarter for a distance of 743.06 feet to a point, said point being the centerline of a concrete flume; thence with an interior angle of 88 degrees 32 minutes run in an Easterly direction along said flume centerline for a distance of 38.99 feet to a point; thence with an interior angle of 177 degrees 17 minutes continue in an Easterly direction along the said flume centerline for a distance of 247.91 feet to a point; thence with an interior angle of 183 degrees 27 minutes continue in an Easterly direction along said centerline for a distance of 244.91 feet to a point; thence with an interior angle of 89 degrees 41 minutes run in a Northerly direction for a distance of 762.66 feet to a point lying on the Southern Right of Way Margin of Southern Railroad, said point being the Northwest corner of Lot 268, Cedar Crest No. 11 as recorded in Plat Book 7, Page 142 in the Office of the Judge of Probate, Tuscaloosa County, Alabama, thence with an interior angle of 86 degrees 42 minutes run in a Westerly direction along said Right-of-Way margin for a distance of 128.68 feet to a point; thence with an interior angle of 89 degrees 38 minutes run in a Southerly direction along said Right-of-Way margin for a distance of 40.00 feet to a point; thence with an interior angle of 270 degrees 00 minutes run in a Westerly direction along said Right-of-Way margin for a distance of 320.00 feet to a point; thence with an interior angle of 270 degrees 00 minutes run in a Northerly direction along said Right-of-Way for a distance of 40.00 feet to a point; thence with an interior angle of 89 degrees 47 minutes run in a Westerly direction for a distance of 70.32 feet to a the POINT OF BEGINNING, at which point the interior angle of closure is 94 degrees 50 minutes.

Together with permanent, non-exclusive easements for pedestrian and vehicular passageway and utility access over Phase 1 granted pursuant to Declaration of Easement recorded in Deed Book 2000, page 19229 and Declaration of Easement recorded in Deed Book 2001, page 13042 in the Probate Office of Tuscaloosa County, Alabama, as more fully described and amended by Declaration of Easement recorded in Deed Book 2003, at Page 21883 in the Probate Office of Tuscaloosa County, Alabama.

Further, together with a permanent, non-exclusive easement for pedestrian and vehicular passage over property adjacent to the south granted pursuant to Declaration of Easement recorded in Deed Book 2001, page 13038 in the Probate Office of Tuscaloosa County, Alabama.

Exhibit "A"

Regency Oaks

A part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 10 West, Huntville, Meridian, in Tuscaloosa County, Alabama, being more particularly described as follows: As a point of beginning start at a point on the West boundary of the Southwest Quarter of the Southeast Quarter that is 200.00 feet North of the North boundary of 15th Street; thence run in a Northerly direction and along the West boundary of the Southwest Quarter of the Southeast Quarter for a distance of 310.00 feet, more or less, to a point, which point is the southwest corner of the property conveyed by Gordon Davis and his wife, Charlotte M. Davis, to Jeff J. Coleman, et al, on the 24th day of July 1947, and of record in the Probate Office of Tuscaloosa County, Alabama, in Deed Book 267, at Page 425; thence with a deflection angle of 100 degrees 46 minutes to the right run in an Easterly direction along the South boundary of said property conveyed to Jeff J. Coleman, et al, for a distance of 419.84 feet, more or less, to a point on the centerline of a thirty (30) foot street or roadway which extends from the North margin of 15th Street to the WTBC Broadcasting Radio Station or Tower; thence with a deflection angle of 79 degrees 14 minutes to the right run in a Southerly direction along the centerline of said 30 foot street or roadway for a distance of 150.0 feet, more or less, to a point, which point is the Northeast corner of the property conveyed by Gordon Davis and wife, Charlotte M. Davis, to Julia McCain Lampkin on the 2nd day of December 1950, and of record in the Probate Office of Tuscaloosa County, Alabama, in Deed Book 214, at Page 143; thence with a deflection angle of 98 degrees 20 minutes to the right run in a Westerly direction along the North boundary of the Julia McCain Lampkin property for a distance of 700.20 feet, more or less, to a point, which is the Northwest corner of the said Julia McCain Lampkin property; thence with a deflection angle of 98 degrees 20 minutes to the left run in a Southerly direction along the West boundary of the Julia McCain Lampkin property for a distance of 136.04 feet, more or less, to a point, which point is 200 feet North of a point on the North boundary of 15th Street, which said point is the Southwest corner of the Julia McCain Lampkin property; thence with a deflection angle of 97 degrees 16 minutes to the right run in a Westerly direction for a distance of 313.84 feet, more or less, to the point of beginning.

ALSO, a permanent easement with the right of ingress and egress and travel over and upon a strip of land fifty (50) feet in width lying along the North boundary of 15th Street and running back of uniform width a distance of 200 feet to the South line of the property hereinbefore described and conveyed; said easement being more particularly described as follows: As a point of beginning, start at a point on the North boundary of 15th Street that is 150 feet East of the West boundary of the Southwest Quarter of the Southeast Quarter, Section 24, Township 21 South, Range 10 West; thence turn left and run in a Northerly direction for a distance of 200.00 feet to a point on the South boundary of the property hereinbefore described and conveyed; thence turn right and run in an Easterly direction along the South boundary of said property for a distance of 50.00 feet to a point; thence turn right and run in a southerly direction for a distance of 200.00 feet to a point on the North boundary of 15th Street; thence turn right and run in a Westerly direction along the North boundary of 15th Street for a distance of 50.00 feet to the point of beginning.

ALSO, a parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, being more particularly described as follows: Commence at the point of intersection of the North right-of-way margin of 15th Street and the West line of the Southwest Quarter of said Section 24; thence run in a Northerly direction and along said West line for a distance of 481.53 feet to the POINT OF BEGINNING of the herein described parcel of land; thence with a deflection angle right of 96 degrees 28 minutes 57 seconds, run in an Easterly direction for a distance of 374.13 feet to a point; thence with an interior angle to the right of 04 degrees 17 minutes 03 seconds, run in a Northwesterly direction for a distance of 378.40 feet to the point of intersection with the West line of the Southeast Quarter of said Section 24; thence with an interior angle to the right of 79 degrees 14 minutes 00 seconds, run in a Southerly direction and along said West line for a distance of 28.45 feet to the POINT OF BEGINNING, forming an interior closure angle of 96 degrees 28 minutes 57 seconds.

ALSO, A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing zero and four hundred twenty ten thousandths (0.0420) acre, more or less, and being more particularly described as follows:

Exhibit "A"

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Commence at the point of intersection of the North right-of-way margin of Fifteenth Street and the East boundary line of the Southwest Quarter of said Section 24; thence run in a Northerly direction and along said East boundary line for a distance of 200.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue Northerly and along said East line for a distance of 281.56 feet to a point; thence with an interior angle right of $7^{\circ}07'30''$, run in a Southwesterly direction for a distance of 81.32 feet to a point; thence with an interior angle right of $177^{\circ}58'39''$, continue in a Southwesterly direction for a distance of 33.68 feet to a point; thence with an interior angle right of $174^{\circ}28'35''$, run in a Southerly direction for a distance of 53.78 feet to a point; thence with an interior angle right of $157^{\circ}29'57''$, run in a Southeasterly direction for a distance of 32.57 feet to a point on the East boundary line of the Southwest Quarter of said Section 24; thence with an interior angle right of $202^{\circ}55'20''$, run in a Southerly direction and along said East line for a distance of 26.15 feet to a point; thence with an interior angle right of $187^{\circ}35'00''$, run in a Southwesterly direction for a distance of 37.52 feet to a point; thence with an interior angle right of $172^{\circ}25'00''$, run in a Southerly direction for a distance of 5.00 feet to a point; thence with an interior angle right of $161^{\circ}57'00''$, run in a Southeasterly direction for a distance of 15.98 feet to the POINT OF BEGINNING, forming an interior closure angle of $18^{\circ}00'00''$.

Exhibit "A"

EXHIBIT "B"

Source of Title

UD- Phase I (Blds. 1 - 4):

SOURCE OF TITLE :

Deed Book: 1085; Page 189

Deed Book: 1085; Page 44

UD II Apartments (potential Additional Property):

SOURCE OF TITLE :

Deed Book: 2001; Page 13046

Regency Oaks:

SOURCE OF TITLE :

Deed Book 2009 ; Page 11043

Deed Book 2009 ; Page 11048

Deed Book 2009 ; Page 11053

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EXHIBIT "C"

A part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 10 West, Huntsville, Meridian, in Tuscaloosa County, Alabama, being more particularly described as follows: As a point of beginning start at a point on the West boundary of the Southwest Quarter of the Southeast Quarter that is 200.00 feet North of the North boundary of 15th Street; thence run in a Northerly direction and along the West boundary of the Southwest Quarter of the Southeast Quarter for a distance of 310.00 feet, more or less, to a point, which point is the southwest corner of the property conveyed by Gordon Davis and his wife, Charlotte M. Davis, to Jeff J. Coleman, et al, on the 24th day of July 1947, and of record in the Probate Office of Tuscaloosa County, Alabama, in Deed Book 267, at Page 425; thence with a deflection angle of 100 degrees 46 minutes to the right run in an Easterly direction along the South boundary of said property conveyed to Jeff J. Coleman, et al, for a distance of 419.84 feet, more or less, to a point on the centerline of a thirty (30) foot street or roadway which extends from the North margin of 15th Street to the WTBC Broadcasting Radio Station or Tower; thence with a deflection angle of 79 degrees 14 minutes to the right run in a Southerly direction along the centerline of said 30 foot street or roadway for a distance of 150.0 feet, more or less, to a point, which point is the Northeast corner of the property conveyed by Gordon Davis and wife, Charlotte M. Davis, to Julia McCain Lampkin on the 2nd day of December 1950, and of record in the Probate Office of Tuscaloosa County, Alabama, in Deed Book 314, at Page 143; thence with a deflection angle of 98 degrees 20 minutes to the right run in a Westerly direction along the North boundary of the Julia McCain Lampkin property for a distance of 100.20 feet, more or less, to a point, which is the Northwest corner of the said Julia McCain Lampkin property; thence with a deflection angle of 98 degrees 20 minutes to the left run in a Southerly direction along the West boundary of the Julia McCain Lampkin property for a distance of 136.04 feet, more or less, to a point, which point is 200 feet North of a point on the North boundary of 15th Street, which said point is the Southwest corner of the Julia McCain Lampkin property; thence with a deflection angle of 97 degrees 16 minutes to the right run in a Westerly direction for a distance of 315.84 feet, more or less, to the point of beginning.

ALSO, a permanent easement with the right of ingress and egress and travel over and upon a strip of land fifty (50) feet in width lying along the North boundary of 15th Street and running back of uniform width a distance of 200 feet to the South line of the property hereinabove described and conveyed; said easement being more particularly described as follows: As a point of beginning, start at a point on the North boundary of 15th Street that is 150 feet East of the West boundary of the Southwest Quarter of the Southeast Quarter, Section 24, Township 21 South, Range 10 West; thence turn left and run in a Northerly direction for a distance of 200.00 feet to a point on the South boundary of the property hereinabove described and conveyed; thence turn right and run in an Easterly direction along the South boundary of said property for a distance of 50.00 feet to a point; thence turn right and run in a southerly direction for a distance of 200.00 feet to a point on the North boundary of 15th Street; thence turn right and run in a Westerly direction along the North boundary of 15th Street for a distance of 50.00 feet to the point of beginning.

ALSO, a parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, being more particularly described as follows: Commence at the point of intersection of the North right-of-way margin of 15th Street and the West line of the Southeast Quarter of said Section 24; thence run in a Northerly direction and along said West line for a distance of 481.55 feet to the POINT OF BEGINNING of the herein described parcel of land; thence with a deflection angle right of 96 degrees 28 minutes 57 seconds, run in an Easterly direction for a distance of 374.13 feet to a point; thence with an interior angle to the right of 04 degrees 17 minutes 03 seconds, run in a Northwesterly direction for a distance of 378.40 feet to the point of intersection with the West line of the Southeast Quarter of said Section 24; thence with an interior angle to the right of 79 degrees 14 minutes 00 seconds, run in a Southerly direction and along said West line for a distance of 28.45 feet to the POINT OF BEGINNING, forming an interior closure angle of 96 degrees 28 minutes 57 seconds.

ALSO, A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing zero and four hundred twenty ten thousandths (0.0420) acre, more or less, and being more particularly described as follows:

Commence at the point of intersection of the North right-of-way margin of Fifteenth Street and the East boundary line of the Southwest Quarter of said Section 24; thence run in a Northerly direction and along said East boundary line for a distance of 200.00 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue Northerly and along said East line for a distance of 281.56 feet to a point; thence with an interior angle right of $7^{\circ}07'30''$, run in a Southwesterly direction for a distance of 81.32 feet to a point; thence with an interior angle right of $177^{\circ}58'39''$, continue in a Southwesterly direction for a distance of 33.68 feet to a point; thence with an interior angle right of $174^{\circ}28'35''$, run in a Southerly direction for a distance of 53.78 feet to a point; thence with an interior angle right of $157^{\circ}29'57''$, run in a Southeasterly direction for a distance of 32.57 feet to a point on the East boundary line of the Southwest Quarter of said Section 24; thence with an interior angle right of $202^{\circ}55'20''$, run in a Southerly direction and along said East line for a distance of 26.15 feet to a point; thence with an interior angle right of $187^{\circ}35'00''$, run in a Southwesterly direction for a distance of 37.52 feet to a point; thence with an interior angle right of $172^{\circ}25'00''$, run in a Southerly direction for a distance of 5.00 feet to a point; thence with an interior angle right of $161^{\circ}57'00''$, run in a Southeasterly direction for a distance of 15.98 feet to the POINT OF BEGINNING, forming an interior closure angle of $18^{\circ}03'00''$.

EXHIBIT "D"

Condominium Unit Number	# or BR/Bath	Undivided Percentage Share in Common
		Reallocated Elements and Common Expenses
RO-1	1x1	0.2671%
RO-2	1x1	0.2671%
RO-3	1x1	0.2671%
RO-4	1x1	0.2671%
RO-5	1x1	0.2671%
RO-6	1x1	0.2671%
RO-7	1x1	0.2671%
RO-8	1x1	0.2671%
RO-9	1x1	0.2671%
RO-10	1x1	0.2671%
RO-11	1x1	0.2671%
RO-12	1x1	0.2671%
RO-13	1x1	0.2671%
RO-14	1x1	0.2671%
RO-15	1x1	0.2671%
RO-16	1x1	0.2671%
RO-17	1x1	0.2671%
RO-18	1x1	0.2671%
RO-19	1x1	0.2671%
RO-20	1x1	0.2671%
RO-21	1x1	0.2671%
RO-22	1x1	0.2671%
RO-23	1x1	0.2671%
RO-24	1x1	0.2671%
RO-25	2x2	0.3835%
RO-26	2x2	0.3835%
RO-27	2x2	0.3835%
RO-28	2x2	0.3835%
RO-29	2x2	0.3835%
RO-30	2x2	0.3835%
RO-31	2x2	0.3835%
RO-32	2x2	0.3835%
RO-33	2x2	0.3835%
RO-34	2x2	0.3835%
RO-35	2x2	0.3835%
RO-36	2x2	0.3835%
RO-37	2x2	0.3835%

RO-38	2x2	0.3835%
RO-39	2x2	0.3835%
RO-40	2x2	0.3835%
RO-41	2x2	0.3835%
RO-42	2x2	0.3835%
RO-43	2x2	0.3835%
RO-44	2x2	0.3835%
RO-45	2x2	0.3835%
RO-46	2x2	0.3835%
RO-47	2x2	0.3835%
RO-48	2x2	0.3835%
RO-49	2x2	0.3835%
RO-50	2x2	0.3835%
RO-51	2x2	0.3835%
RO-52	2x2	0.3835%
RO-53	2x2	0.3835%
RO-54	2x2	0.3835%
RO-55	2x2	0.3835%
RO-56	2x2	0.3835%
RO-57	2x2	0.3835%
RO-58	2x2	0.3835%
RO-59	2x2	0.3835%
RO-60	2x2	0.3835%
RO-61	2x2	0.3835%
RO-62	2x2	0.3835%
RO-63	2x2	0.3835%
RO-64	2x2	0.3835%
RO-65	2x2	0.3835%
RO-66	2x2	0.3835%
RO-67	2x2	0.3835%
RO-68	2x2	0.3835%
UD-101	2X2	0.4131%
UD-102	2X2	0.4131%
UD-103	2X2	0.4131%
UD-104	2X2	0.4131%
UD-105	2X2	0.4131%
UD-106	2X2	0.4131%
UD-107	2X2	0.4131%
UD-108	2X2	0.4131%
UD-109	2X2	0.4131%
UD-110	2X2	0.4131%

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UD-111	2X2	0.4131%
UD-112	2X2	0.4131%
UD-113	2X2	0.4131%
UD-114	2X2	0.4131%
UD-115	2X2	0.4131%
UD-116	2X2	0.4131%
UD-117	2X2	0.4131%
UD-118	2X2	0.4131%
UD-119	2X2	0.4131%
UD-120	2X2	0.4131%
UD-121	2X2	0.4131%
UD-122	2X2	0.4131%
UD-123	2X2	0.4131%
UD-124	2X2	0.4131%
UD-201	2X2	0.4131%
UD-202	2X2	0.4131%
UD-203	1X1	0.2871%
UD-204	1X1	0.2871%
UD-205	1X1	0.2871%
UD-206	1X1	0.2871%
UD-207	2X2	0.4131%
UD-208	2X2	0.4131%
UD-209	2X2	0.4131%
UD-210	2X2	0.4131%
UD-211	1X1	0.2871%
UD-212	1X1	0.2871%
UD-213	1X1	0.2871%
UD-214	1X1	0.2871%
UD-215	2X2	0.4131%
UD-216	2X2	0.4131%
UD-217	2X2	0.4131%
UD-218	2X2	0.4131%
UD-219	1X1	0.2871%
UD-220	1X1	0.2871%
UD-221	1X1	0.2871%
UD-222	1X1	0.2871%
UD-223	2X2	0.4131%
UD-224	2X2	0.4131%
UD-301	2X2	0.4131%
UD-302	2X2	0.4131%
UD-303	1X1	0.2871%

UD-304	1X1	0.2871%
UD-305	1X1	0.2871%
UD-306	1X1	0.2871%
UD-307	2X2	0.4131%
UD-308	2X2	0.4131%
UD-309	2X2	0.4131%
UD-310	2X2	0.4131%
UD-311	1X1	0.2871%
UD-312	1X1	0.2871%
UD-313	1X1	0.2871%
UD-314	1X1	0.2871%
UD-315	2X2	0.4131%
UD-316	2X2	0.4131%
UD-317	2X2	0.4131%
UD-318	2X2	0.4131%
UD-319	1X1	0.2871%
UD-320	1X1	0.2871%
UD-321	1X1	0.2871%
UD-322	1X1	0.2871%
UD-323	2X2	0.4131%
UD-324	2X2	0.4131%
UD-401	2X2	0.4131%
UD-402	2X2	0.4131%
UD-403	2X2	0.4131%
UD-404	2X2	0.4131%
UD-405	2X2	0.4131%
UD-406	2X2	0.4131%
UD-407	2X2	0.4131%
UD-408	2X2	0.4131%
UD-409	2X2	0.4131%
UD-410	2X2	0.4131%
UD-411	2X2	0.4131%
UD-412	2X2	0.4131%
UD-413	2X2	0.4131%
UD-414	2X2	0.4131%
UD-415	2X2	0.4131%
UD-416	2X2	0.4131%
UD-417	2X2	0.4131%
UD-418	2X2	0.4131%
UD-419	2X2	0.4131%
UD-420	2X2	0.4131%

UD-421	2X2	0.4131%
UD-422	2X2	0.4131%
UD-423	2X2	0.4131%
UD-424	2X2	0.4131%
UD-501	2X2	0.4131%
UD-502	2X2	0.4131%
UD-503	2X2	0.4131%
UD-504	2X2	0.4131%
UD-505	2X2	0.4131%
UD-506	2X2	0.4131%
UD-507	2X2	0.4131%
UD-508	2X2	0.4131%
UD-509	2X2	0.4131%
UD-510	2X2	0.4131%
UD-511	2X2	0.4131%
UD-512	2X2	0.4131%
UD-513	2X2	0.4131%
UD-514	2X2	0.4131%
UD-515	2X2	0.4131%
UD-516	2X2	0.4131%
UD-517	2X2	0.4131%
UD-518	2X2	0.4131%
UD-519	2X2	0.4131%
UD-520	2X2	0.4131%
UD-521	2X2	0.4131%
UD-522	2X2	0.4131%
UD-523	2X2	0.4131%
UD-524	2X2	0.4131%
UD-601	2X2	0.4131%
UD-602	2X2	0.4131%
UD-603	2X2	0.4131%
UD-604	2X2	0.4131%
UD-605	2X2	0.4131%
UD-606	2X2	0.4131%
UD-607	2X2	0.4131%
UD-608	2X2	0.4131%
UD-609	2X2	0.4131%
UD-610	2X2	0.4131%
UD-611	2X2	0.4131%
UD-612	2X2	0.4131%
UD-701	1X1	0.2871%

UD-702	1X1	0.2871%
UD-703	1X1	0.2871%
UD-704	1X1	0.2871%
UD-705	1X1	0.2871%
UD-706	1X1	0.2871%
UD-707	1X1	0.2871%
UD-708	1X1	0.2871%
UD-709	1X1	0.2871%
UD-710	1X1	0.2871%
UD-711	1X1	0.2871%
UD-712	1X1	0.2871%
UD-713	2X2	0.4131%
UD-714	2X2	0.4131%
UD-715	2X2	0.4131%
UD-716	2X2	0.4131%
UD-717	2X2	0.4131%
UD-718	2X2	0.4131%
UD-719	2X2	0.4131%
UD-720	2X2	0.4131%
UD-721	2X2	0.4131%
UD-722	2X2	0.4131%
UD-723	2X2	0.4131%
UD-724	2X2	0.4131%
UD-801	2X2	0.4131%
UD-802	2X2	0.4131%
UD-803	1X1	0.2871%
UD-804	1X1	0.2871%
UD-805	1X1	0.2871%
UD-806	1X1	0.2871%
UD-807	2X2	0.4131%
UD-808	2X2	0.4131%
UD-809	2X2	0.4131%
UD-810	2X2	0.4131%
UD-811	1X1	0.2871%
UD-812	1X1	0.2871%
UD-813	1X1	0.2871%
UD-814	1X1	0.2871%
UD-815	2X2	0.4131%
UD-816	2X2	0.4131%
UD-817	2X2	0.4131%
UD-818	2X2	0.4131%

UD-819	1X1	0.2871%
UD-820	1X1	0.2871%
UD-821	1X1	0.2871%
UD-822	1X1	0.2871%
UD-823	2X2	0.4131%
UD-824	2X2	0.4131%
UD-901	2X2	0.4131%
UD-902	2X2	0.4131%
UD-903	1X1	0.2871%
UD-904	1X1	0.2871%
UD-905	1X1	0.2871%
UD-906	1X1	0.2871%
UD-907	2X2	0.4131%
UD-908	2X2	0.4131%
UD-909	2X2	0.4131%
UD-910	2X2	0.4131%
UD-911	1X1	0.2871%
UD-912	1X1	0.2871%
UD-913	1X1	0.2871%
UD-914	1X1	0.2871%
UD-915	2X2	0.4131%
UD-916	2X2	0.4131%
UD-917	2X2	0.4131%
UD-918	2X2	0.4131%
UD-919	1X1	0.2871%
UD-920	1X1	0.2871%
UD-921	1X1	0.2871%
UD-922	1X1	0.2871%
UD-923	2X2	0.4131%
UD-924	2X2	0.4131%
Total		100.0000%

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EXHIBIT "E"

1. That certain Regulatory Agreement and Declaration of Restrictive Covenants recorded in Deed Book 896, at Page 410 and Amendment to Regulatory Agreement and Declaration of Restrictive Covenants recorded in Deed Book 970, at Page 373 in the Probate Office of Tuscaloosa County, Alabama.
2. That certain Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants recorded in Deed Book 1034, at Page 372 in the Probate Office of Tuscaloosa County, Alabama.
3. That certain Easement for ingress and egress recorded in Deed Book 267, at Page 425 in the Probate Office of Tuscaloosa County, Alabama.
4. Those certain Rights of Way to Alabama Power Company recorded in Deed Book 492, at Page 101; Deed Book 504, at Page 540; Deed Book 504, at Page 548; Deed Book 903, at Page 165; and Deed Book 903, at Page 169 in the Probate Office of Tuscaloosa County, Alabama.
5. That certain Sanitary Sewer Easement to the City of Tuscaloosa recorded in Deed Book 216, at Page 551 in the Probate Office of Tuscaloosa County, Alabama.
6. That certain Permanent Easement with the right of ingress and egress as mentioned in Deed Book 764, at Page 415 and in Deed Book 1229, at Page 617 in the Probate Office of Tuscaloosa County, Alabama.
7. The Declaration of Condominium for University Downs Condominium recorded in Deed Book 2006; Page 16248 in the Probate Office of Tuscaloosa County, Alabama; the First Amendment to Declaration of Condominium of University Downs Condominium recorded in Deed Book 2006; Page 26058 in the Probate Office of Tuscaloosa County, Alabama; the Articles of Incorporation of University Downs Condominiums Association, Inc. recorded in Incorporation Book 2006; Page 3176 in the Probate Office of Tuscaloosa County, Alabama; and the Bylaws of University Downs Condominiums Association, Inc.

2009 11130
Recorded in the Above
DEED Book & Page
07-27-2009 04:54:00 PM
Source Of Title: DEED 1085 / 189
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama
Book/Pg: 2009/11110
Term/Cashier: SCAN1 / klatner
Tran: 8955.569952.713805
Recorded: 07-27-2009 17:01:53
REC Recording Fee
PJF Probate Judge Fee
SOT Source of Title
Total Fees: \$ 57.75

53.50
2.00
2.25