Byle

The property conveyed by the within Warranty Deed is covered by the Mortgage described below and the value given for the property is no greater than the indebtedness owing under such mortgages.

THIS INSTRUMENT PREPARED BY: Clark R. Hammond Balch & Bingham P. O. Box 306 Birmingham, Alabama 35201 SEND TAX NOTICE TO: Central Bank of the South 701 South 20th Street Birmingham, Alabama 35233

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned Trelay Stud, Ltd., an Alabama limited partnership (the "Grantor") is the owner and record title holder of all that real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Grantor has heretofore executed and delivered to Central Bank of the South, a state banking corporation (the "Grantee"), that certain mortgage recorded in Real Volume 99, beginning at page 321, in the office of the Judge of Probate of Shelby County, Alabama (the "Mortgage"), covering the Property; and

WHEREAS, Grantor acknowledges and agrees that the indebtedness secured by the Mortgage is in default; and

WHEREAS, Grantor has requested that it be permitted to, and has agreed to, convey the Property to Grantee in consideration of a credit by Grantee to Grantor from and against the indebtedness secured by the Mortgage; and

WHEREAS, the Grantor and the Grantee have mutually agreed upon the credit and Grantor acknowledges that such credit and other considerations given to Grantor by Grantee are fair, equitable, beneficial and to the best interest of Grantor.

NOW, THEREFORE, in consideration of the premises and of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, all of that certain real property and improvements situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made a part hereof, together with any and all rights of redemption, statutory or equitable, of the Grantor with respect thereto. Grantor expressly makes this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

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

The undersigned Grantor covenants with the Grantee that it is the owner of the Property and has a good right to sell and convey the same; and the same is free of all encumbrances except the Mortgage and that the Grantor will forever warrant and defend the title to the Property to the

Stewart 2the

Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantor and its successors and assigns.

This deed (1) transfers to the Grantee all right, title and interest of the Grantor in the Property, including but not limited to all rights of redemption, statutory or equitable; (2) does not effect a foreclosure of the Mortgage covering the Property; (3) does not give rise to a statutory right of redemption in the Grantor or any other person; (4) does not result in a merger of the lien and title of the Mortgage with the title conveyed by this Warranty Deed; and (5) does not affect the rights or interest of any person or entity other than the Grantor in the Property.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument and set its hand and seal hereunto, all on this \underline{Ist} day of \underline{Apri} , 1991.

TRELAY STUD, LTD., an Alabama limited

WITNESS:

mailen Hoffman

By: Its Sole General Partner

STATE OF Florida

COUNTY OF Palm Beachs

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bruce Addison, whose name as sole general partner of Trelay Stud, Ltd., an Alabama limited partnership, 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 this instrument, he, as such general partner and with full authority executed the same voluntarily.

Given under my hand this the <u>lev</u> day of <u>lepril</u>, 1991.

Aliana C. La Pierre Notary Public

My commission expires:

[NOTARIAL SEAL]

A POST OF THE POST

DIANA C. LaPIERRE MY COMM. EXP. 8/28/91

ict of land in Section 29. Township 22 South, Ronge 3 West, and in Sections 4 and 5, Township 24 Morth, Range 12 East, more particularly. described as follows:

Beginning at the Northwest corner of Section 29, Township 22 South, Range 3 West, thence East along the North line of said Section 29 a distance of 5002.74 feet to a point on an old fence line, said point being 240.13 feet Wast of the Northeast corner of said Section 29; thence 102 degrees 30 minutes to the right in a southwesterly direction along an old fence lines distance of 123.59 foot to a point; then so 38 degrees 54 min. to the right in a southwesterly direction and continuing slong said old fence line a distance of 86.96 feet to a point; thence 41 deg. 48 min. 30 sec. to the left in a southwesterly direction and continuing along said of fence line a distance of 164.15 feet to a point; thence 22 deg. 22 min. to the right oo in a southwesterly direction and continuing slong said old fence line a distance of 37.30 feat to a point; thouce 12 dog. 37 min. to the left in a southwesterly direction and continuing along said old fence line a distance of 220.20 feet to a point on the South line of Section 29. Township 22 South, Range 3 West, said point being 468.71 feet West of the Southeast corner and 4765.65 feet East of the Southwest corner of said Section 29; thence 69 deg. 38 min. to the right in a westerly direction along the south line of said Section 29 (Freeman Line) a distance of 315.27 feet to the Northeast corner of the West half of the Northeast quarter of Section 4, Township 24 North, Rango 12 East; thence 90 deg. 49 min. to the left in a southerly direction along the East line of said West half of the NEt a distance of 2065.40 feet to the Southeast corner of said Vast helf of the RE; thouce 89 deg. 58 min. to the right in a vesterly direction along the South line of said Wost half of the NE; a distance of 1234.92 feet to 'a point on a traverse, sold point being 25 feet West of the center line of Shool Creek (contor line of Shoul Creek is property line); thence 73 dogno minutes to the left in a southwesterly direction along said traverse a distance of 96.40 feet to a point, said point being 40 feet northwesterly . of the center line of Shoal Creek; thence 55 deg. 07 min. to the right in A southwesterly direction along said traverse a distance of 197.06 feet to a point, said point being 30 feet northwesterly of the center line of Shoul Creek; thence 11 deg. 12 min. to the left in a southwesterly direction along said traverse a distance of 161.84 feet to a voint, stil point being 26 feet northwesterly of the center line of Shoal Creek; theare 21 dog. 38 min. to the loft in a couthwesterly direction along said traverse a distance of 105.15 feet to a point, said point being 30 feet vesterly of the center line of Shoal Creek; thence 49 deg. 03 min. to the left in a Southeastorly direction along said traverso a distance of89.56 feet to a point, said point being 30 feet southwesterly of the center line of Shool Crook; thence 56 deg. 19 min. 30 cec. to the left in a southeasterly direction along said traverse a distance of 173.75 feet to a point, said

EXHIBIT "A" CON'T

point being 30 feet westerly of the center line of Shoal Creck; thence 101 deg. Of min. 30 sec. to the right in a Southwesterly direction along said traverse a distance of 260.15 feet to a point, said point being 26 feet northwesterly of the center line of Shoal Creek; thence 10 deg. 26 min. to the right in a southwesterly direction along said traverse a distance of 97.66 ft. to a print, raid point being 26 ft. northwestorly of the center line of Shoul .Creek; thence 34 deg. 21 min. to the right in a southwesterly direction along said traverse a distance of 70.65 feet to a point, said point being 30 feet northeasterly of the center line of Shoel Creek; thence 59 deg. 32 min, to the right in a northwesterly direction along said traverse a distance of 256.15 feet to a point, said point being 27 feet northesatorly of the center line of Shoal Creek; thenco 3 deg. 12 min. to the left in a northuesterly direction along said traverse a distance of 145.16 feet to a point, said point being 26 feet northeasterly of the center line of Shoal Creek; thence 43 dog. 59 min. to the left in a westerly direction along said traverse a distance of 105.08 feet to a point, said point being 35 feet northuesterly of the center line of Shoal Creck; thence 38 deg. 48 min. to the left in a Southwestoriy direction along said traverse a distance of 122.73 feet to a point, said point being 32 feet morthwesterly of the center. line of Shoal Creek; thence 41 deg. 25 min. 30 cec. to the left in a southwesterly direction along said traverse a distance of 277.35 feet to a point, and point being 30 feet westerly of the conter line of the content 20 deg. 16 min. to the left in a southeasterly direction along said traverse a distance of 130.35 feet to a point, said point being 35 feet southwesterly of the center line of Shoal Crock; thence 26 deg. 03 min. 30 sec. to the left in a southeasterly direction along said traverse a distance of 160.69 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence 20 deg. 42 min. 30 sec. to the right in a southeasterly direction along said traverse a distance of 86.97 feet to a point, said point being 30 feet northwesterly of the center line of Shoul Creek; thence 66 deg. 20 min. to the right in a southwesterly direction along said traverse . a distance of 142.10 feet to a point, said point being 25 feet northerly of the conter line of Shoal Creak; thence 80 deg. 33 min. to the right in a northwesterly direction along said traverso a distance of 290.66 feet to a point, said point boing 32 feet northeasterly of the center line of Shoal Creek; thence 22 deg. 49 min. to the left in a northwesterly direction along said traverse a distance of 131.74 feet to a point on an old fence line, said . point being 23 feet cortherly of the center line of Shoal Crock; thence 76 deg. 26 min. to the right in a northeasterly direction along an old fence line a

PAGE 2 OF 5

EXHIBIT "A" CON'T

distance of 286.00 feet to a point; thence 19 dog. 40 min. to the left in a northwesterly direction and continuing along said old-fence line a distance of 185.38 feet to a point; thence 17 deg. 29 min. 30 sec. to the right in a northerly direction and continuing along said old fence line a distance of 183.34 feet to a point; thence 5 deg. 10 min. to the left in a northerly direction and continuing along said old fence line a distance of 355.79 feat to a point on the South line of the Sal of the Kal of Section 4. Township 24 North, Range 12 East, said point being 5.71 feet West of the SE corner of said Sw) of the Mul; thence 87 dag. 30 min. to the left in a westerly direction along the South line of said SW; of the NW; a distance of 1312.61 feet to the SW corner of said SM of the NW; thence I dog. 10 min., to the left in a vesterly direction along the South line of the ME of Section 5, Township 24 North, Range 12 East, a distance of 2252.76 feet to a point on a traverse. said point boing 19.5 feet East of the center line of Aldrich Branch (center Dine of Aldrich Branch is property line); thence 107 deg. 20 min. to the right in a northeasterly direction along seld traverse a distance of 153.21 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich. Branch; thence 14 deg. 29 min. to the left in a northerly direction elong Estid traverse a distance of 75.28 feet to a noint, said point being 10.5 Proof southorly of the center line of Alerich Branch; the nee 114 set. 46 min. ற்று sec. to the right in a southeasterly direction along said traverse a distance of 58.84 fact to a point, said point being 15.5 feat southerly of 黃the center line of Aldrich Branch; thouce 100 deg. 17 min. 30 sec. to the Blest in a northoasterly direction along said traverse a distance of 111.20 feet to a point, said point being 15.5 feet easterly of the center line of Aldride Brunch; thence 30 deg. 39 min. to the left in a northwesterly direction along said traverse a distance of 145.74 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 15 dag. 14 min. to the right in a northerly direction along said traverse a distance of 135.11 feet to a point, said point being 14.5 feet easterly of the conter line of Aldrich Branch; thence 21 deg. 34 min. to the right in a northeasterly direction slong said traverse a distance of 49.00 feet to a point, said point being 12.5 feet casterly of the center line of Aldrich Branch; thence 15 deg. 33 min. to the last in a northeasterly direction along said traverse a distance of 223.83 feet to a point, said point being 17.5 feat ofsterly of the center line of

Aldrich Branch; thence 24 deg. 58 min. to the right in a mortheasterly direction along said traverse a distance of 81.62 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 17 deg. 40 min. to the left in a northeasterly direction along said traverse a distance of 105.65 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 56 deg. 42 min. to the left in a northeasterly direction along said traverse a distance of 165.64 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 63 deg. 56 min. to the right in a northeasterly direction along said traverse a distance of 66.17 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 42 deg. 51 min. 30 sec. to the left in a northwesterly direction along said traverse

EXHIBIT "A" CON'T

a distance of 94.77 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 32 deg. Ol min. 30 sec. to the right in a northoasterly direction along said traverse a distance of 91.30 feet to a point, said point being 15.5 feet easterly of the center line of Aldrich Branch; thonco 42 deg. 13 min. 30 sec. to the left in a northwesterly direction along said traverse a distance of 151.45 feet to a point. sdd point being 12.5 feet easterly of the center line of Aldrich Branch; thence 33 deg. 57 min. to the right in a northorly direction along said traverso a distance of 134.88 feet to a point, said point being 19.5 feet easterly of the center line of Aldrich Branch; thence 46 deg. 33 min. to the left in a northwesterly direction along said traverse a distance of 97.97 fout to a point, said point boing 12.5 feet easterly of the center line of Aldrich Branch; thence 55 deg. 13 min. to the right in a northeasterly direction miong said traverse a distance of 54.87 feat to a point, said point being 12.5 feet easterly of the center line Aldrich Branch; thence 65 deg. 13 置 min. to the left in a northwesterly direction along suid traverse a didance of 55.33 foot to a point, said point being 12.5 foot easterly of the center line of Aldrich Branch; thence 35 deg. 56 min. 30 sec. to the right in a northwesterly direction along said traverse a distance of 74.43 feet to a . point, said point being 12.5 feat easterly of the center line of Aldrich Branch; thence 83 deg. 49 min. to the right in a northeasterly direction slong said traverse a distance of 63.42 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 78 deg. 07 min. to the left in a northwesterly direction along said traverse a Elsterre of 254.40 feet to a point on the Hardhite of the HER of Section 5 Tourship 24 North, Range 12 East, said point being 17.5 feet easterly of the conter line of Aldrich Branch, also being 293.19 feet Eastef the Ed corner of said NEt, thence 103 deg. 33 min. 30 ccc. to the right in an easterly direction along the Eorth line of said NE! (Freezan Line) a distance of 1858.23 feet to the SW corner of Section 29, Township 22 South, Range 3 West, said point being 490.58 foot West of the E corner of Section 5, Township 24 North, Range 12 East; thence 90 deg. 51 min. to the left in a northerly direction along the West line of Section 29, Township 22 South, Rungo 3 West, a distance of 665.51 for to the point of beginning. - Situated in Sholby County, Alakama,

Percel 11:

Also, a part of the Z½ of K¼ and part of W½ of KZ½ of Section 5, Township

Also, a part of the Z½ of K¼ and part of W½ of KZ½ of Section 5, Township

Also, a part of the Z½ of Section as follows: Commonce at the SW corner

Also, Rango 12 East, described as follows: Commonce at the SW corner

of the N½ of Fractional Section 5 and run Easterly along South line of way line of

N½ of said Section a distance of 2600 feet to the East right of way line East along

the Southern Pailroad; for point of beginning; thence continue East along

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line of the N½ of said Fractional Section 5, for a distance of 265

South line N½ of said Fractional Section 5, for a distance of 265

South line N½ of said Fr

Simmons Creek and Aldrich Branch are one and the same stream.

PAGE 4 OF 5

三人名 经营工

EXHIBIT "A"

PARCEL III

338pre 540

Begin at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 5, Township 24, Runge 12 East, thence run North 86 degrees East 676.5 feet; thence South 3 1/2 degrees West 726 feet; thence south 86 degrees West 676.5 feet; thence north 3 1/2 degrees West 726 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northeast corner of Section 29, T-22-S, R-3-W, thence run West along the North line of said Section 29 a distance of 240.13 feet to the point of beginning; thence continue West along said North line of Section 29 a distance of 602.42 feet to a point on the North bank of Shoal Creek; thence turn an angle of 162 deg. 22 min. 30 sec. to the left and run along said Creek bank a distance of 280.72 feet; thence turn an angle of 12 deg. 07 min. 29 sec. to the left and continue along said Creek bank a distance of 135.62 feet; thence turn an angle of 03 deg. 35 min. 43 sec. to the right and run a distance of 174.24 feet; thence turn an angle of 86 deg. 35 min. 44 sec. to the left and run a distance of 174.24 feet; thence turn an angle of beginning. Situated in Section 29, run a distance of 128.59 feet to the point of beginning. Situated in Section 29, T-22-S, R-3-W, Huntsville Meridian, Shelby County, Alabama,

T CERTIFY THIS
HISTRUMENT WAS FILLE.

91 APR 17 AM 10: 31

JEDGE OF PROBATE

1. Dead Total

2. Mits Tax
3.00

6. Condition to see 1.00

Total

Total

PAGE 5 OF 5