

82,000

SEND TAX NOTICE TO:

This instrument was prepared by:

PARTNERSHIP FORM DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

\$82,000 of the above recited
consideration was paid from a
mortgage loan closed simultaneously
herewith.

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND THE COVENANTS
HEREIN TO THE UNDERSIGNED GRANTORS, Western Pocahontas Properties
Limited Partnership, a Delaware limited partnership, and CSX
Transportation, Inc., a Virginia corporation, in hand paid by
SouthPointe Ventures, Inc., an Alabama corporation, the receipt of
which is hereby acknowledged, the said Western Pocahontas
Properties Limited Partnership, a Delaware limited partnership does
by these presents, grant, bargain, sell and convey with covenants
of special warranty unto the said SouthPointe Ventures, Inc., an
Alabama corporation the following described real estate, situated
in Shelby County, Alabama:

Begin at the SW corner of Section 5, Township 20 South,
Range 3 West; thence N 0 degrees 2' 20" W a distance of
1243.75' to the southerly ROW of Southview Drive (60'
ROW) and being a point on a curve to the left having a
radius of 230.72' and a central angle of 46 degrees 55'
21"; thence Northeasterly along the arc of said curve a
distance of 188.95', said arc subtended by a chord which
bears N 66 degrees 30' 01" E a distance of 183.71';
thence S 88 degrees 1' 13" E a distance of 643.73' to the
most Westerly ROW of CSX Railroad (100' ROW); thence S 30
degrees 44' 42" W and along said ROW a distance of
1245.50' to the point of a curve to the left having a
central angle of 3 degrees 7' 9" and an arc length of
258.46' said arc being subtended by a chord which bears
S 29 degrees 11' 51" W a distance of 260.43' and also
being the intersection of the most Westerly ROW of said
CSX Railroad and the South line of said Section 5; thence
N 88 degrees 4' 20" W a distance of 48.01' to the point
of beginning.

EXCEPTING, HOWEVER, all oil and gas underlying the above-described
property, all existing licenses, easements, leases, rights-of-way,
reservations, exceptions and/or restrictions heretofore granted by
or otherwise lawfully acquired from Grantors or their predecessors
in title.

Land Title

Inst # 1993-05091
02/22/1993-05091-05091
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 18.50

CSX Transportation, Inc. enters into this deed for the purpose of releasing and forever quitclaiming all of its right, title and interest in and to its reversionary interest in the above described property as described in the Deferred Interest Agreement in the Conveyance dated December 31, 1986 and recorded in the Shelby County, Alabama Public Land Records, Real Property Book 112, Page 876.

TO HAVE AND TO HOLD, to the said SouthPointe Ventures, Inc., an Alabama corporation, its successors and assigns forever.

IN WITNESS WHEREOF, the said CSX Transportation, Inc., a Virginia corporation and Western Pocahontas Properties Limited Partnership, a Delaware limited partnership, by its General Partner, Western Pocahontas Corporation, a Texas corporation which is authorized to execute this conveyance, have hereto set their signature and seal, this 5th day of February, 1993.

CSX TRANSPORTATION, INC.
a Virginia corporation

By: [Signature]
Title: Executive VICE PRESIDENT
Name: J. R. DAVIS

WESTERN POCAHONTAS PROPERTIES
LIMITED PARTNERSHIP
a Delaware limited partnership
By: Western Pocahontas Corporation
a Texas corporation
Its: General Partner

By: [Signature]
Title: President
Name: Nick Carter

STATE OF WEST VIRGINIA }

COUNTY OF CABELL }

I, PADDY SUE GAY, a Notary Public in and for said County, in said State hereby certify that, Western Pocahontas Corporation, a Texas corporation, whose name as General Partner of Western Pocahontas Properties Limited Partnership, by its President, Nick Carter, 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 conveyance, he, as such Officer of said corporation as General Partner, and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal, this the 13TH day of JANUARY, 1993.

My commission expires NOVEMBER 1, 1998.
Paddy Sue Gay
Notary Public



STATE OF Florida }

COUNTY OF Suwannee }

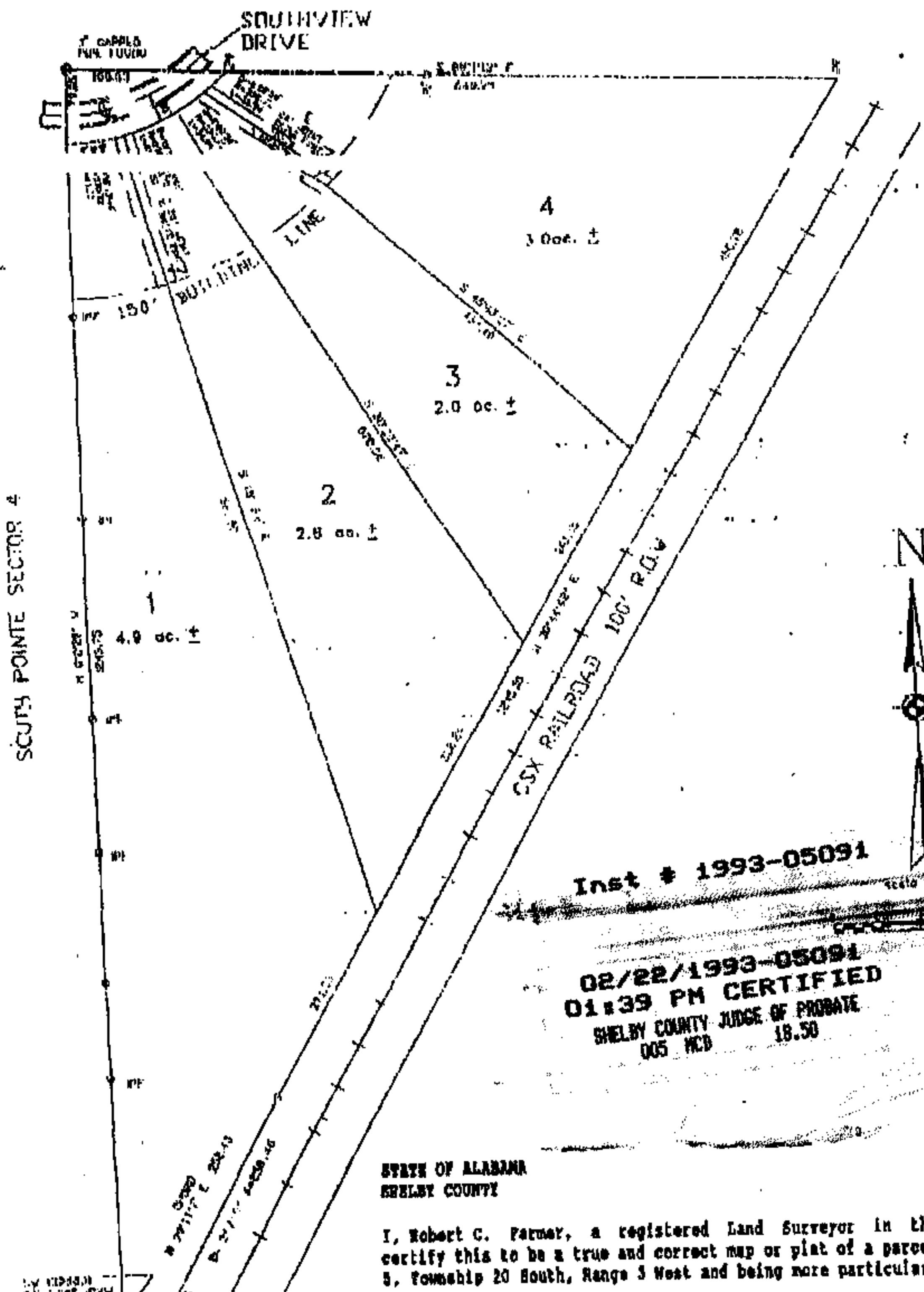
I, Robert L. Whealton, a Notary Public in and for said County, in said State hereby certify that, CSX Transportation, Inc., a Virginia corporation, by J.R. DAVIS, Executive Vice President, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Officer of said corporation, and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal, this the 5th day of February, 1993.

My commission expires December 7, 1993.
Robert L. Whealton
Notary Public

ROBERT L. WHEALTON
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Dec. 7, 1993
Commission No. AA 730510
Bonded thru Patterson-Becht Agency

SOUTH POINTE 9th SECTOR
PHASE ONE



Inst # 1993-05091

02/22/1993-05091
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCB 18.50

STATE OF ALABAMA
SHELBY COUNTY

JANUARY 11, 1992

I, Robert C. Farmer, a registered Land Surveyor in the State of Alabama, do hereby certify this to be a true and correct map or plat of a parcel of land situated in Section 5, Township 20 South, Range 3 West and being more particularly described as follows:

Begin at the SW Corner of Section 5, Township 20 South, Range 3 West; thence N 0deg-2'-20" W a distance of 1243.75' to the southerly ROW of Southview Drive (60' ROW) and being a point on a curve to the left having a radius of 230.72 and a central angle of 46deg-55'-21"; thence Northeastly along the arc of said curve a distance of 184.95', said arc subtended by a chord which bears N 66deg-30'-01" E a distance of 181.71'; thence S 46deg-1'-13" E a distance of 543.73' to the most Westerly ROW of CSX Railroad (100' ROW); thence S 30deg-44'-42" W and along said ROW a distance of 1243.50' to the point of a curve to the left having a central angle of 38deg-7'-9" and a arc length of 258.46', said arc being subtended by a chord which bears S 29deg-11'-51" W a distance of 260.43' and also being the intersection of the most Westerly ROW of said CSX Railroad and the South line of said Section 5; thence N 66deg-4'-20" W a distance of 40.01' to the Point of Beginning. Containing 12.75 Acres more or less.

I further certify that all parts of this survey and drawing have been completed with the requirements of the Minimum Standards for the practice of Land Surveying in the State of Alabama, and that I have consulted the Federal Flood Hazard Map for this area and have found that the above described property is not in a special flood hazard area.

R. C. FARMER & ASSOCIATES, INC.
P. O. Box 1444
Alabaster, Alabama 35007
205-664-2566

Robert C. Farmer, P.L.S.
AL Reg. No. 14720

