

This instrument was prepared by:

Wendy Leigh Love
Burr & Forman
420 North 20th Street
3100 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:

James Cantrell
3136 Pine Ridge Road
Birmingham, Alabama 35213

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

4/16/96

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor COLLETON, an Alabama general partnership ("Grantor"), in hand paid by JAMES CANTRELL, ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described as set forth in EXHIBIT A attached hereto and incorporated herein by reference.

Subject, however, to the following encumbrances as set forth in EXHIBIT B attached hereto and incorporated herein by reference.

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

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer on this 8th day of February, 1996.

GRANTOR:

COLLETON, an Alabama general partnership

By: James Cantrell
General Partner

By: [Signature]
General Partner

Inst # 1996-04789

02/15/1996-04789
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCD 179.00

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James E. Contrell, Jr., whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he, in the capacity as such General Partner of Cottier and with full authority executed the same voluntarily for and as the act of said partnership as of the day the same bears date.

Given under my hand and seal of office this 8th day of February, 1996.

Wanda L. Dove

Notary Public

My commission expires: 10/99

[NOTARIAL SEAL]

STATE OF ALABAMA)
COUNTY OF Jefferson).

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jim Harmon, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he, in the capacity as such General Partner of Cottier and with full authority executed the same voluntarily for and as the act of said partnership as of the day the same bears date.

Given under my hand and seal of office this 8th day of February, 1996.

Wanda L. Dove

Notary Public

My commission expires: 10/99

[NOTARIAL SEAL]

EXHIBIT A

A parcel of land in the N 1/2 of Section 7, Township 19 South, Range 2 East, more particularly described as follows:

Begin at the Northwest corner of Section 7, Township 19 South, Range 2 East; thence run South along the West line of Section 7 for a distance of 247.68 feet; thence turn an angle to the left of 76 degrees, 09 minutes, 12 seconds and run Southeast for a distance of 1521.85 feet; thence turn an angle to the right of 27 degrees, 40 minutes, 26 seconds and run Southeast for a distance of 817.15 feet; thence turn an angle to the left of 101 degrees, 45 minutes, 02 seconds and run Northeast for a distance of 481.52 feet; thence turn an angle to the left of 88 degrees, 37 minutes, 45 seconds and run Northwest for a distance of 802.31 feet; thence turn an angle to the left of 14 degrees, 27 minutes, 54 seconds and run Northwest for a distance of 1173.23 feet to a point on the North line of Section 7; thence turn an angle to the left of 161 degrees, 33 minutes, 27 seconds and run West along the North line of Section 7 for a distance of 518.19 feet to the point of beginning; being situated in Shelby County, Alabama. Contains 20.00 Acres.

All rights conveyed in the Grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership, dated and recorded as Instrument #1995-7790 in Probate Office.

EXHIBIT B

1. General and special taxes or assessments for 1996 and subsequent years not yet due and payable.

2. Easement(s) to Ayers Interests, Inc. as shown by instrument recorded in Deed Book 351 page 732 in Probate Office.

3. Subject to that certain Declaration of Easements, Protective Covenants, and Restrictions for Colleton Lake, A Residential Subdivision filed contemporaneously herewith.

Inst # 1996-04789

329397

02/15/1996-04789
09:37 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
UUA HCU 173.00