

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

FORESIGHT DEVELOPMENT, INC.

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF JEFFERSON & SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THOUSAND and 00/100 (\$200,000.00) DOLLARS to the undersigned grantor, KADCO, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto FORESIGHT DEVELOPMENT, INC., an undivided 2/3 interest and unto REAMER BUILDING & DEVELOPMENT CORP, an undivided 1/3 interest (herein referred to as GRANTEES, whether one or more) in and to the following described real estate, situated in JEFFERSON and SHELBY County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 18, AND THE SW QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND LYING IN JEFFERSON COUNTY AND A PORTION LYING IN SHELBY COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NE QUARTER OF THE SE QUARTER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE N 00 DEGREES 07' 52" E AND RUN A DISTANCE OF 124.85 FEET TO THE POINT OF BEGINNING; THENCE S 42 DEGREES 51' 04" W AND RUN A DISTANCE OF 423.30 FEET; THENCE S 73 DEGREES 19' 45" W AND RUN A DISTANCE OF 111.93 FEET; THENCE N 16 DEGREES 28' 35" W AND RUN A DISTANCE OF 219.52 FEET; THENCE N 12 DEGREES 02' 40" W AND RUN A DISTANCE OF 372.60 FEET; THENCE S 73 DEGREES 42' 51" E AND RUN 7.05 FEET; THENCE N 88 DEGREES 03' 54" E AND RUN A DISTANCE OF 8.78 FEET; THENCE N 77 DEGREES 57' 20" E AND RUN A DISTANCE OF 23.64 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 15' 01" AND CONTINUE ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 63 DEGREES 49' 49" E AND RUN A DISTANCE OF 61.01 FEET TO THE CURVES END; THENCE N 49 DEGREES 42' 19" E AND RUN A DISTANCE OF 91.24 FEET TO THE POINT ON A CURVE TO THE LEFT AND HAVING A RADIUS OF 309.64 FEET AND A CENTRAL ANGLE OF 8 DEGREES 28' 26"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 46 DEGREES 26' 16" E AND CHORD DISTANCE OF 45.75 FEET TO THE END OF SAID CURVE; THENCE S 49 DEGREES 00' 05" E AND RUN A DISTANCE OF 235.17 FEET; THENCE N 42 DEGREES 01' 08" E AND RUN A DISTANCE OF 99.19 FEET; THENCE S 34 DEGREES 46' 02" E AND RUN A DISTANCE OF 12.62 FEET; THENCE S 76 DEGREES 05' 53" E AND RUN A DISTANCE OF 159.54 FEET; THENCE S 42 DEGREES 01' 08" W AND RUN A DISTANCE OF 80.56 FEET; THENCE S 47 DEGREES 08' 56" E AND RUN A DISTANCE OF 59.84 FEET; THENCE S 42 DEGREES 51' 04" W AND RUN A DISTANCE OF 81.62 FEET TO THE POINT OF BEGINNING.

06/05/1996-18049
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JOS MEL 14.50

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Drainage easement granted to the State of Alabama as recorded in Inst. No. 9315/5833.
3. Riparian rights associated with the Cahaba River under applicable State and/or Federal Law.
4. Easement granted to Alabama Power Company recorded in Volume 6312, Page 488, Volume 5155, Page 521 and Volume 6312, Page 589.
5. Easement granted to Jefferson County recorded in Volume 456, Page 125.
6. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 199, Page 473, Volume 3636, Page 127 and Volume 804, Page 261.
7. Denial of access between right-of-way and I-65.
8. Reservations of easements as recorded in Real Volume 1364, page 825 and Misc. Volume 1, Page 534.
9. Easement granted to BellSouth as recorded in Inst. No. 9307/3016.
10. Subject to rights of others in and to the use of Bent River Road.

\$200,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, KADCO, INC., by its PRESIDENT, CHARLES KESSLER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 16th day of May, 1996.

KADCO, INC.
By: 
CHARLES KESSLER, PRESIDENT

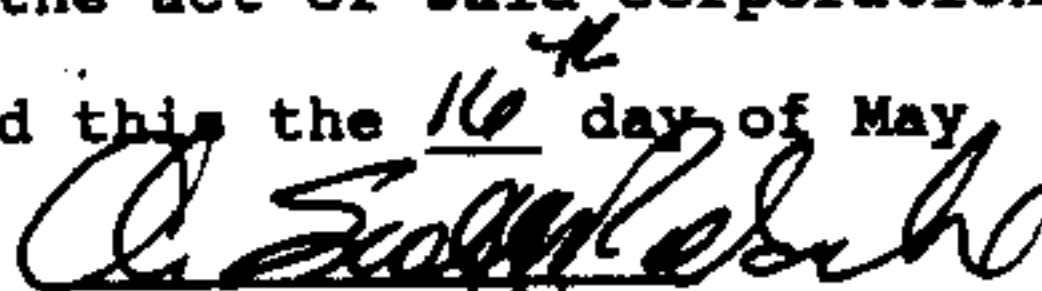
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES KESSLER, whose name as PRESIDENT of KADCO, INC., a 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 conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 16th day of May 1996.


Notary Public

My commission expires: 5-20-96

Inst # 1996-18049

06/05/1996-18049
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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