

**TITLE NOT EXAMINED**

Send tax notice to:  
Double Oak, LLC  
c/o George C. Thompson, Sr.  
103 Carnoustie  
Shoal Creek, Alabama 35242

*This instrument prepared by:*  
*John E. Hagefstration, Jr.*  
*Bradley Arant Rose & White LLP*  
*2001 Park Place, Suite 1400*  
*Birmingham, Alabama 35203-2736*

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Million Ninety Thousand Five Hundred and No/100 Dollars (\$1,090,500.00) in hand paid to **INGRID FRANCES SMYER-DUBROW**, a married woman, **HAROLD L. SMYER, JR.**, a married man, and **S. W. SMYER, JR.**, a married man ("Grantors") by **DOUBLE OAK, LLC**, an Alabama limited liability company ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever; subject, however, to the following:


1. Ad valorem taxes due and payable October 1, 2001 and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mineral and mining rights not owned by Grantors.
4. All easements, restrictions, rights-of-way, reservations, setback requirements, buffer areas or requirements and other matters of record.


**THE UNDERSIGNED GRANTORS DO HEREBY REPRESENT, WARRANT, COVENANT AND AGREE THAT THE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES, IF ANY.**

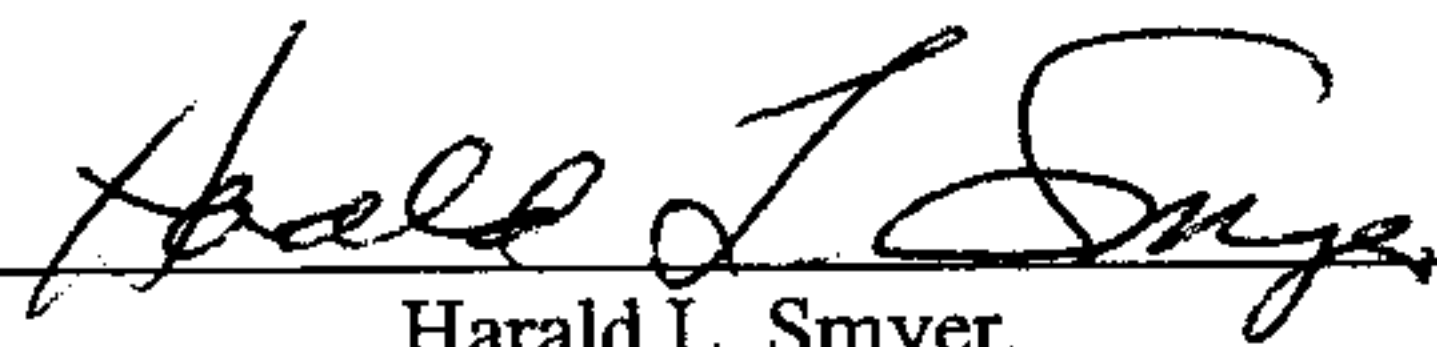
Inst # 2001-02973  
01/29/2001-02973  
08:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MMB 1113.50

Inst # 2001-02973

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this the 26th day of January, 2001.

  
S. W. Smyer, Jr.

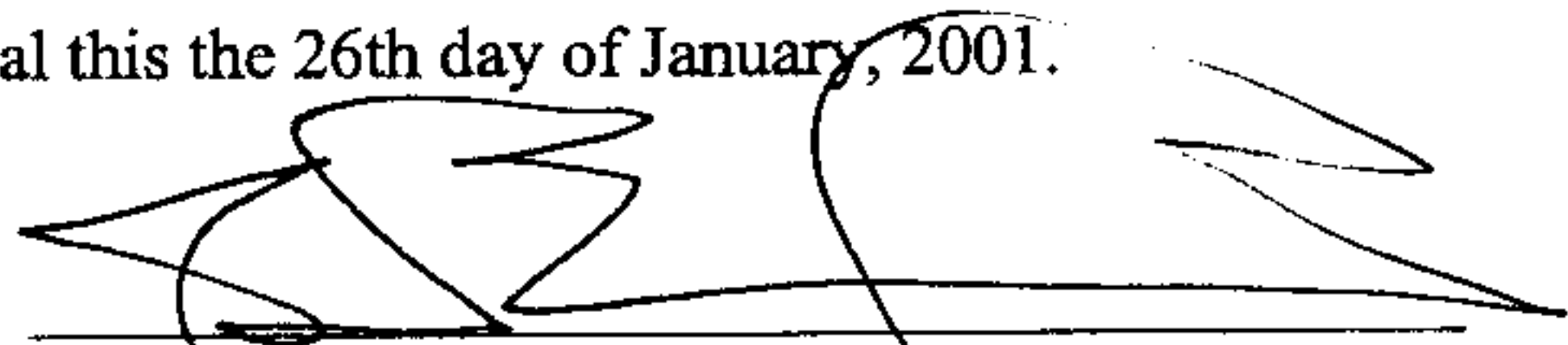
  
Ingrid Frances Smyer-Dubrow  
by S. W. Smyer, Jr., as attorney-in-fact  
under Durable Power of Attorney  
dated September 8, 2000

  
Harald L. Smyer,  
by S. W. Smyer, Jr., as attorney-in-fact  
under Durable Power of Attorney  
dated September 9, 2000

STATE OF ALABAMA           )  
                                      :  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that S. W. Smyer, Jr. whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2001.

  
Notary Public

My Commission Expires: 9/8/2001

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that S. W. Smyer, Jr., as attorney-in-fact for Ingrid Frances Smyer-Dubrow under Durable Power of Attorney dated September 8, 2000, whose name 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 said instrument, he, as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January , 2001.

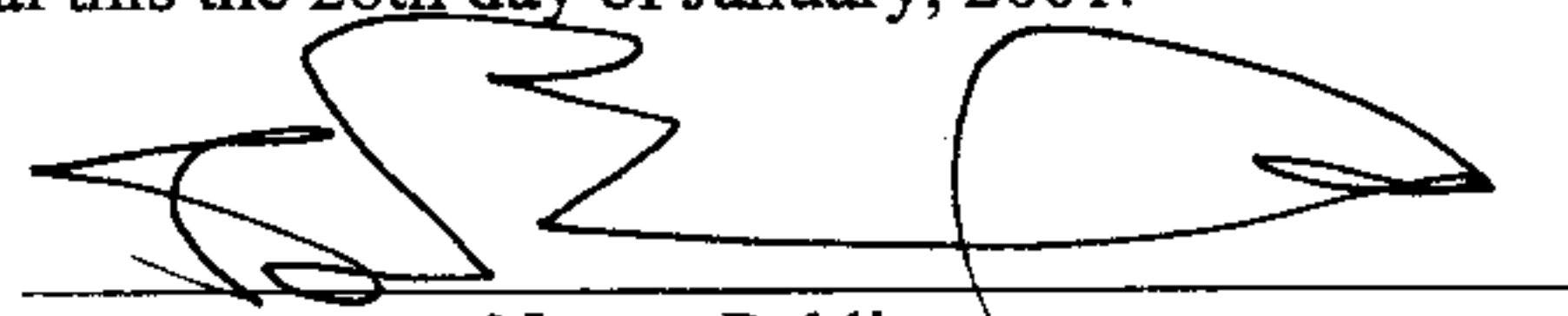
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/8/2001

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that S. W. Smyer, Jr., as attorney-in-fact for Harald L. Smyer under Durable Power of Attorney dated September 9, 2000, whose name 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 said instrument, he, as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2001.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/8/2001

## **EXHIBIT A**

### Legal Description

A parcel of land situated in the NW 1/4 of Section 25, the SW 1/4 of Section 24, and the SE 1/4 of Section 23, all in Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Easternmost common corner of Lots 217 and 219 of Shoal Creek Subdivision as recorded in Map Book 6 page 150 in the Office of the Judge of Probate of Shelby County, Alabama; thence run North 20 deg. 19 min. 16 sec. West along the East line of said Lot 219 for a distance of 671.75 feet to the common corner of Lots 219 and 220C of said Shoal Creek Subdivision and resurveys thereof as similarly recorded; thence run North 34 deg. 41 min. 12 sec. East along the Southeasterly line of Lot 220C for a distance of 397.00 feet to the Easternmost corner of said Lot 220C of said Shoal Creek Subdivision; thence run North 34 deg. 27 min. 11 sec. West along the Northeasterly line of Lot 220C for a distance of 396.76 feet to the common Easternmost corner of said Lots 220C and 221C; thence run North 00 deg. 08 min. 52 sec. East along the Easterly line of Lots 221C, 221B, 222A, 223, and the Common Area of said Shoal Creek Subdivision for a distance of 1712.92 feet to the Northeastern corner of said Common Area; thence run North 67 deg. 01 min. 27 sec. West along the Northeasterly line of said Common Area for a distance of 1023.14 feet to the Northernmost corner of said Common Area; thence run South 86 deg. 28 min. 33 sec. West along the Northerly line of said Common Area for a distance of 1042.93 feet to the Southeasterly right of way line of Shelby County Highway No. 41 (Also known as Dunnivant Valley Road, right of way width: 80 feet) and to a nontangent curve to the right having a central angle of 05 deg. 23 min. 08 sec.; a radius of 10,549.00 feet, and a chord bearing of North 37 deg. 42 min. 07 sec. East for a distance of 991.22 feet; thence run in a Northeasterly direction along said right of way of the line and along the arc of said curve for a distance of 991.59 feet; thence leaving said right of way line run South 80 deg. 00 min. 06 sec. East for a distance of 869.18 feet; thence run South 09 deg. 15 min. 52 sec. East for a distance of 323.61 feet; thence run South 21 deg. 19 min. 07 sec. East for a distance of 268.89 feet; thence run South 48 deg. 16 min. 20 sec. West for a distance of 244.79 feet to a point that is 1.00 feet Northeast of the aforementioned Shoal Creek Subdivision; thence run South 67 deg. 01 min. 27 sec. East parallel to the Northeast line of Shoal Creek Subdivision for a distance of 601.73 feet; thence run South 28 deg. 46 min. 06 sec. East for a distance of 1565.62 feet; thence run South 11 deg. 01 min. 04 sec. East for a distance of 673.94 feet; thence run South 57 deg. 45 min. 36 sec. East for a distance of 551.35 feet; thence run South 33 deg. 17 min. 40 sec. East for a distance of 792.77 feet to the South line of the NW 1/4 of said Section 25, Township 18 South, Range 1 West, and the North line of said Shoal Creek Subdivision; thence run South 89 deg. 45 min. 10 sec. West along said South line and said Subdivision line for a distance of 1556.81 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

**Inst # 2001-02973**

**01/29/2001-02973  
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SHELBY COUNTY JUDGE OF PROBATE**