

THIS INSTRUMENT PREPARED BY:

Kathryn S. Carver, Esq.
Kathryn Carver & Associates P.C.
1000 Urban Center Drive, Suite 250
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, to **INGRID FRANCES SMYER-DUBROW**, an unmarried woman, **HARALD L. SMYER**, a married man, **SIDNEY W. SMYER, III**, a married man, and **S. W. SMYER, JR.**, a married man (the "Grantors"), in hand paid by **STONEGATE FARMS, LLC**, an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

A parcel of land situated in the East ½ of Section 24, Township 18 South, Range 1 West, and the West ½ of Section 19, Township 18 South, Range 1 East, all located in Shelby County, Alabama, being more particularly described as follows:

BEGIN at the westernmost corner of Lot 2 of the Stonegate Realty Subdivision as recorded in Map Book 27, Page 133 in the office of the Judge of Probate of Shelby County, Alabama and run S 16 degrees 39'47" W for a distance of 862.14 feet to a point; thence run S 64 degrees 27'59" W for a distance of 857.24 feet to a point; thence run N 68 degrees 54'38" W for a distance of 166.03 feet to a point on a curve to the left having a radius of 156.83 feet, a central angle of 40 degrees 13'55", a chord bearing of N 04 degrees 38'46" E, and a chord length of 107.45 feet; thence run 109.67 feet along the arc of said curve to a point on a curve to the right having a radius of 125.43 feet, a central angle of 21 degrees 56'18", a chord bearing of N 04 degrees 25'03" W, and a chord length of 47.93 feet; thence run 48.22 feet along the arc of said curve to a point; thence run N 06 degrees 33'06" E for a distance of 54.23 feet to a point; thence run S 49 degrees 05'17" E for a distance of 207.49 feet to a point; thence run S 70 degrees 33'05" E for a distance of 107.97 feet to a point; thence run N 46 degrees 48'55" E for a distance of 147.53 feet to a point; thence run N 26 degrees 40'13" W for a distance of 140.59 feet to a point; thence run N 31 degrees 34'25" W for a distance of 80.42 feet to a point; thence run N 03 degrees 02'46" W for a distance of 85.19 feet to a point; thence run N 24 degrees 33'20" E for a distance of 82.31 feet to a point; thence run N 23 degrees 37'00" E for a distance of 124.22 feet to a point; thence run N 49 degrees 21'41" W for a distance of 151.46 feet to a point; thence run N 58 degrees 34'13" W for a distance of 52.98 feet to a point; thence run N 31 degrees 35'34" E for a distance of 52.03 feet to a point; thence run N 24 degrees 13'07" E for a distance of 102.80 feet to a point; thence run N 39 degrees 25'21" E for a distance of 159.63 feet to a point; thence run N 19 degrees 30'46" E for a distance of 54.77 feet to a point; thence run N 32 degrees 40'19" E for a distance of 70.33 feet to a point; thence run N 39 degrees 03'55" E for a distance of 98.24 feet to a point; thence run N 41 degrees 11'45" W for a distance of 13.87 feet to a point; thence run N 54 degrees 34'24" E for a distance of 123.46 feet to a point; thence run N 19 degrees 03'52" W for a distance of 34.27 feet to a point; thence run N 76 degrees 33'45" W for a distance of 85.00 feet to a point; thence run N 49 degrees 36'19" W for a distance of 42.78 feet to a point; thence run N 11 degrees 58'25" E for a distance of 7.00 feet to a point; thence run N 83 degrees

48'26" W for a distance of 329.72 feet to a point; thence run N 86 degrees 52'38" E for a distance of 447.03 feet to a point on the western boundary of said Stonegate Realty Subdivision Lot 2; thence run S 16 degrees 39'47" W along the said western boundary for a distance of 232.55 feet to THE POINT OF BEGINNING, containing 20.7 acres, more or less.

SUBJECT TO:

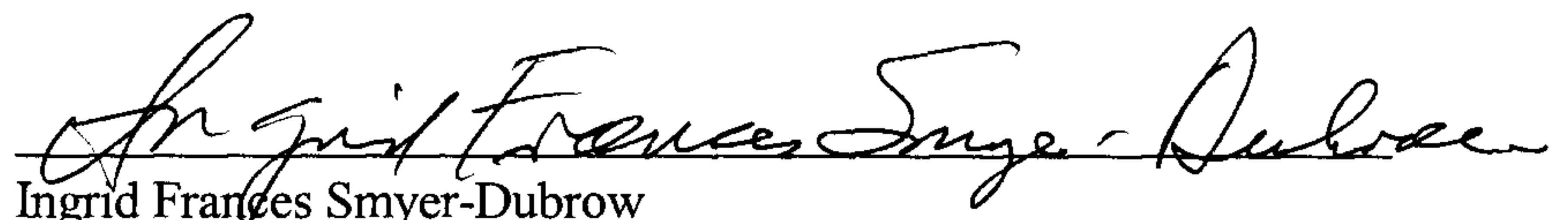
1. Taxes and assessments for the year 2003, and for all subsequent years, not yet due and payable.
2. All easements, restrictions, rights-of-way and other matters of record as of January 26, 2001.
3. Mineral and mining rights not owned by Grantors.

TOGETHER WITH the "Lake Right" related to the Property, as granted to Grantors under that certain unrecorded agreement between Grantors and Shelby Lake Corporation, dated March, 1993, subject to the terms and conditions of such agreement, and all other appurtenances, improvements and hereditaments pertaining thereto..

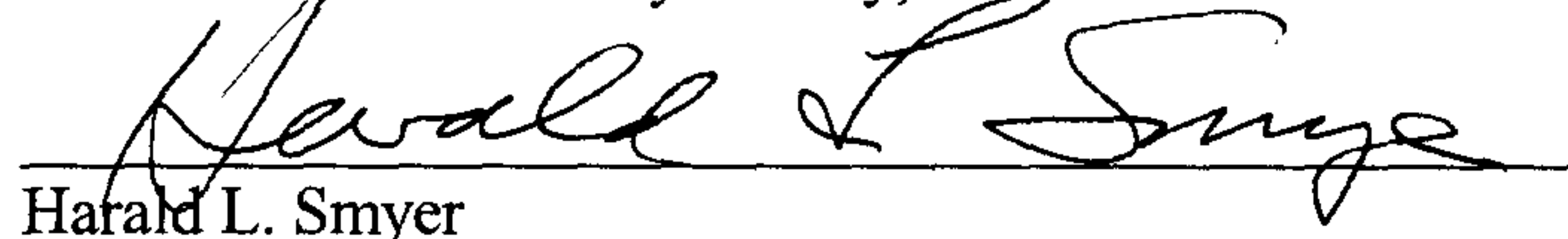
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns.

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.

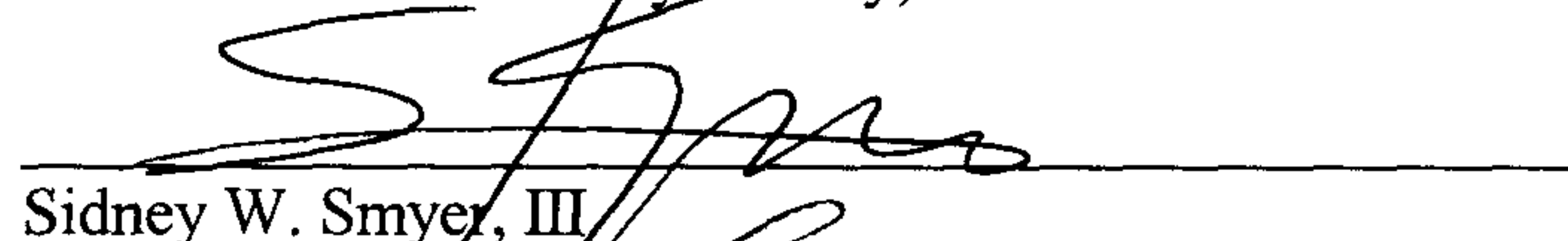
IN WITNESS WHEREOF, the Grantors have executed this conveyance on this the 13th day of February, 2003.


Ingrid Frances Smyer-Dubrow

By S. W. Smyer, Jr., as attorney-in-fact under
Durable Power of Attorney dated September 8, 2000,
Recorded under Instrument No. 2001-02966, in the
Probate Office of Shelby County, Alabama


Harold L. Smyer

By S. W. Smyer, Jr., as attorney-in-fact under
Durable Power of Attorney dated September 9, 2000,
Recorded under Instrument No. 2001-02965, in the
Probate Office of Shelby County, Alabama

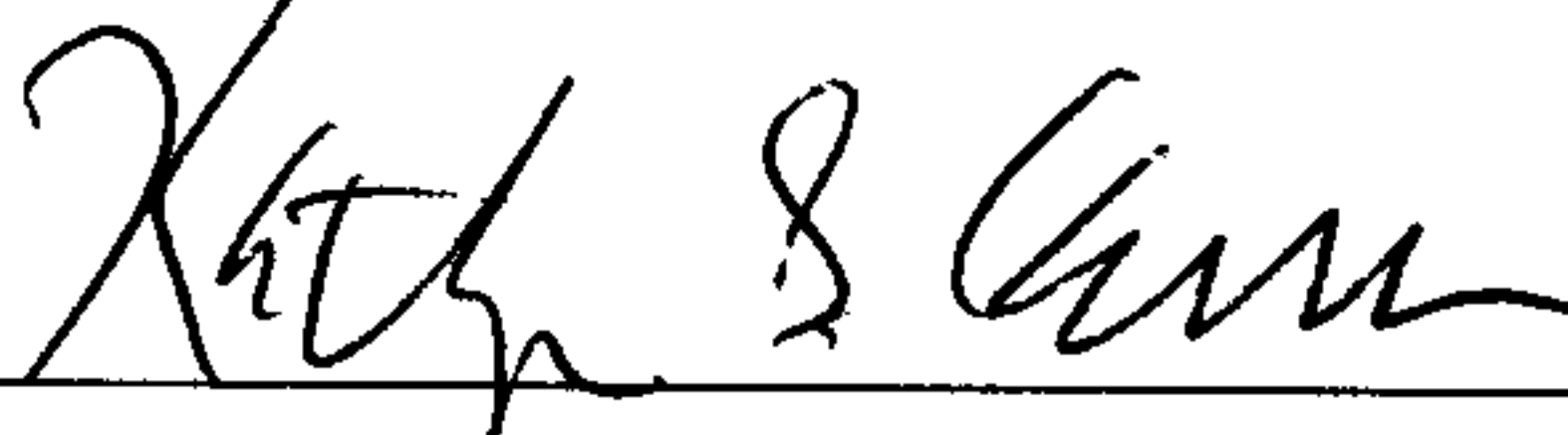

Sidney W. Smyer, III


S. W. Smyer, Jr.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, 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, recorded under Instrument No. 2001-02966, in the Probate Office of Shelby County, Alabama, whose name 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 attorney-in-fact, executed the same voluntarily on this bears same date.

Given under my hand and official seal this 20th day of February, 2003.



Notary Public

My Commission expires: 2/20/07

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, 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 8, 2000, recorded under Instrument No. 2001-02965, in the Probate Office of Shelby County, Alabama, whose name 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 attorney-in-fact, executed the same voluntarily on this bears same date.

Given under my hand and official seal this 20th day of February, 2003.



Notary Public

My Commission expires: 2/20/07

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sidney W. Smyer, III, whose name 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 executed the same voluntarily on this bears same date.

Given under my hand and official seal this 20th day of February, 2003.

Kathy S. Lamm
Notary Public
My Commission expires: 2/20/07

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, 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 conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on this bears same date.

Given under my hand and official seal this 20th day of February, 2003.

Kathy S. Lamm
Notary Public
My Commission expires: 2/20/07