

Send tax notice to:  
KenCar Development, Inc. and  
W. A. McNeely Co., Inc.  
P. O. Box 1010  
Alabaster, AL 35007

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2104

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the like-kind exchange of real properties, the receipt and sufficiency of which are hereby acknowledged, GILLIAN B. BEAVERS, an unmarried woman ("Grantor") does hereby, grant, bargain, sell, and convey unto KENCAR DEVELOPMENT, INC., an Alabama corporation, and W. A. MCNEELY CO., INC., an Alabama corporation ("Grantees") the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Part of the northwest quarter of the northwest quarter of Section 26 and the southwest quarter of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the northwest corner of Section 26, said point being the point of beginning; thence N 03°21'53" W a distance of 1,048.69 feet measured (1,048.57 feet deed); thence N 86°19'05" E a distance of 723.29 feet measured (723.00 feet deed); thence N 05°05'07" W a distance of 92.98 feet measured and deed; thence N 86°21'34" E a distance of 1,438.21 feet deed to a point lying on the westerly right-of-way of State Hwy. #119, point also being the point of a non tangent curve to the right having a radius of 3,500.97 feet, a central angle of 17°00'29" and subtended by a chord which bears S 18°43'22" E a chord distance of 1,035.44 feet; thence along arc and said right-of-way a distance of 1,039.25 feet; thence S 89°29'58" W and leaving said right-of-way a distance of 701.51 feet deed; thence S 00°30'31" E a distance of 274.10 feet measured (273.05 feet deed); thence S 89°31'17" W a distance of 390.59 feet measured (390.53 feet deed); thence S 01°56'51" E a distance of 1,319.84 feet; thence S 89°44'00" W a distance of 1,323.30 feet; thence N 02°15'10" W a distance of 1,313.12 feet to the point of beginning.

TO HAVE AND TO HOLD to Grantees, their successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2003 tax year and thereafter
2. Transmission line permit(s) to Alabama Power Company as shown by instruments recorded in Deed Book 101, pages 90, 91 and 92, Deed Book 121, pages 189 and 190, Deed Book 130, page 287, Deed Book 136, page 339, Deed Book 105, page 24, and Deed Book 232, page 99, in said Probate Office
3. Right-of-way(s) granted to Shelby County by instrument(s) recorded in Deed Book 124, pages 209 and 203 in said Probate Office
4. Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed Book 112, pages 293 and 289 and Deed Book 236, page 564, in said Probate Office
5. Utility easements serving the Property
6. Residential subdivision covenants and restrictions and building lines of record
7. Easements, restrictions, rights-of-way, and conditions of record
8. All matters that would be revealed by an accurate survey of the Property, including land lines and locations of utilities, and including the matters revealed by the survey of Robert C. Farmer dated April 2, 2003, and last revised April 23, 2003 ("the Survey"), which matters include loss or damage because of any adverse claim, loss of title, or boundary line dispute occasioned by fences along the easterly, westerly, and northerly boundaries of the Property as shown by the Survey
9. Unrecorded sanitary sewer line easement from Grantor to the City of Alabaster, Alabama, dated September 5, 2001, on the easterly side of the Property and as shown on the Survey
10. Grantor hereby reserves unto herself and her heirs and assigns all mineral and/or mining rights in and to the Property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 24<sup>th</sup> day of April, 2003.




Gillian B. Beavers

STATE OF ALABAMA                    )  
   :  
JEFFERSON COUNTY                    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gillian B. Beavers, 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 the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 24<sup>th</sup> day of April, 2003.

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

[NOTARIAL SEAL]

My commission expires 5/16/06