

EXHIBIT "A"

Beginning at the SW corner of the SW_{1/4} of NE_{1/4}, Section 12, T-22s, R-1E; thence run Northerly along the West boundary line of said SW_{1/4} of NE_{1/4} a distance of 80.0 feet to a point; thence turn an angle of 59° 01' 56" to the right and run a distance of 250.52 feet to a point; thence turn an angle of 30° 54' 56" to the right and run a distance of 570.0 feet to a point on the datum plane of 397 feet above mean sea level as established by the USC&G Survey; thence turn an angle of 96° 11' 18" to the right and run a distance of 209.94 feet to a point at the intersection of the said datum plane and the South line of the said SW_{1/4} of NE_{1/4}; thence turn an angle of 83° 48' 42" to the right and run Westerly along said South line a distance of 762.37 feet to the point of beginning. Said parcel of land is lying in the SW_{1/4} of NE_{1/4}, Section 12, T-22s, R-1E and contains 3.4 acres. Said parcel is also subject to flood rights by the Alabama Power Company up to the datum plane of 398 feet above mean sea level and other easements and rights-of-way of record.

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351 per
book

EXHIBIT "B"

LESS AND EXCEPT THE FOLLOWING:

1. Easements, restrictions, rights of way of record.

2. Taxes for 1983 and subsequent years. 1983 taxes are a lien but not due and payable until October 1, 1983.

3. Permits to South Central Bell as recorded in Deed Book 325, Page 276; Deed Book 331, Page 367, and Deed Book 348, Page 429.

4. Agreement between CCM, a partnership, and George Bentley et al as trustees as to the location of easement as recorded in Deed Book 341, Page 281.

5. EXCEPT that part which would be either covered with or which either along or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised or backed up to that certain datum plane of 397 feet above mean sea level as established by The United States Coast and Geodetic Survey as adjusted in January 1955, together with the right to flood, cover or surround with water from time to time that portion of said lands which lies above such datum plane above mean sea level and which would be flooded, covered with or surrounded by water should such river or its tributaries be raised and backed up to that certain datum plane of 398 feet above such mean sea level.

6. Power line as shown on survey provided to Lawyers Title Insurance Corp.

7. Portion of caption lands which lies South of fence and North of the South line of caption lands as shown by survey provided to Lawyers Title Insurance Corp.

8. Easement as shown on survey provided to Lawyers Title Insurance Corp. which touches Northwest portion of caption lands.

9. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

10. The agreement, unrecorded, with the grantor relating to an easement to be established for ingress and egress across the said property from adjoining land to the South of the same, such easement to be established at a later date and recorded, but the same to be not less than 30 feet in width and to travel across the subject property at a mutually agreed location.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
MATERIAL WAS FILED

1983 NOV -1 AM 9:18

James A. Shogren
JUDGE OF PROBATE

Deed TAX 3.00
Rec 1.00
Total 8.00