

STATE OF ALABAMA )

SHELBY COUNTY )

W A R R A N T Y   D E E D

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Three Thousand Five Hundred and 00/100 (\$83,500.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, David B. Champlin and wife Elizabeth A. Champlin, grant, bargain, sell and convey unto Lighthouse Development, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 24, Township 21 South, Range 3 West; then run northerly along the West line of said Quarter-Quarter Section for 1332.09 feet to the Northwest corner thereof; then turn an angle of 93 degrees 11 minutes 29 seconds to the right and run easterly along the North line of said Quarter-Quarter Section 1339.19 feet to the Northeast corner thereof; then turn an angle of 86 degrees 56 minutes 55 seconds to the right and run southerly along the East line of said Quarter-Quarter Section for 1236.63 feet; then turn an angle of 93 degrees 21 minutes 10 seconds to the right and run westerly for 663.83 feet; then turn an angle of 51 degrees 25 minutes 42 seconds to the left and run southwesterly for 127.44 feet to a point on the South line of said Northwest Quarter of the Northeast Quarter; then turn an angle of 51 degrees 11 minutes to the right and run westerly for 587.05 feet, back to the point of beginning.

EXCEPTING a 60.0 foot wide right of way for a new Shelby County Road, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 24; then run easterly along the South line of said Quarter-Quarter Section for 587.05 feet; then turn an angle of 51 degrees 11 minutes to the left and run northeasterly for 127.44 feet; then turn an angle of 51 degrees 25 minutes 42 seconds to the right and run easterly for 51.12 feet to the point of beginning of a 60.0 foot wide right of way, lying 30.0 feet on each side of the following described center line; then turn an angle of 51 degrees 25 minutes 42 seconds to the left and run northeasterly along said center line for 31.87 feet to the beginning of a tangent curve concave northwesterly and having a radius of 9065.86 feet; then continue northeasterly through a central angle of 1 degree 15 minutes 50 seconds for 199.98 feet to the end of said curve; then continue northeasterly along said center line for 194.80 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1344.07 feet; then continue northeasterly along said center line through a central angle of 8 degrees 30 minutes 07 seconds for 199.44 feet to the end of said curve; then continue northeasterly along said center line for 75.35 feet to the beginning of a tangent curve concave southeasterly and having a radius of 451.41 feet, then continue northeasterly along said center line through a central angle of 24 degrees 58 minutes 52 seconds for 196.82 feet to the end of said curve; then continue northeasterly along said center line for 42.53 feet to its intersection with the East line of said Northwest Quarter of the Northeast Quarter, said point being the end of herein described center line.

Subject to ad valorem taxes for the year 1985 which are not due or payable until October 1, 1985, and subject to a right-of-way granted to Alabama Power Company by instruments recorded in Deed

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Book 58, Page 373; Deed Book 103, Page 486; and Deed Book 165, Page 122.

Subject further to timber contract between grantors and Hammermill Paper Company. The grantors retain to themselves all mineral, mining, gas and oil rights to the above described property.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31<sup>st</sup> day of October, 1984.

David B. Champlin (SEAL)  
David B. Champlin

Elizabeth A. Champlin (SEAL)  
Elizabeth A. Champlin

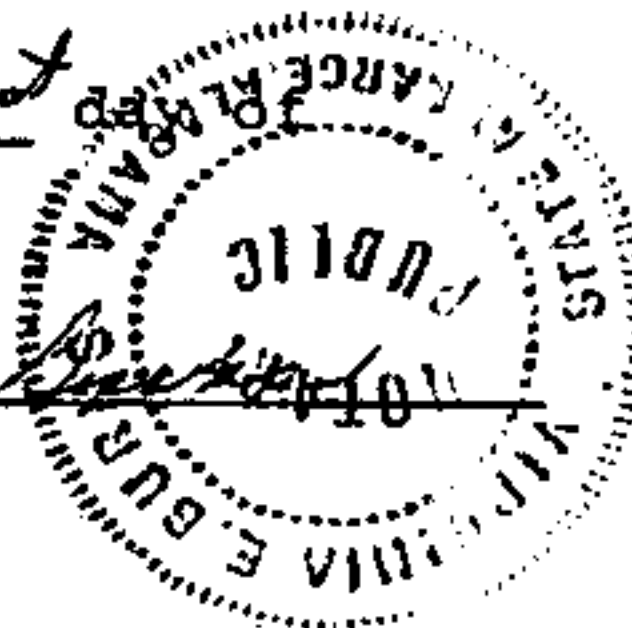
STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David B. Champlin and wife, Elizabeth A. Champlin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of October, 1984.

Virginia E. [Signature]  
Notary Public



This instrument was prepared by:

Jack G. Paden  
PADEN, GREEN, PADEN & BIVONA  
1722 Second Avenue, North  
Bessemer, Alabama 35020

\$75,000.00 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

Send tax notice to:

Lighthouse Development, Inc.  
500 Hoover Office Plaza  
Hoover, Alabama 35216

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		8.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL		14.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 NOV -8 AM 8:53  
by Mtg 007-889