

THIS INSTRUMENT PREPARED BY:

J. ROBERT FAULK
145 West Main Street
Prattville, AL 36067

58,500.00

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF AUTAUGA)

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the Grantors, in hand paid by Grantee herein, the receipt whereof is acknowledged, we, MARLIN E. HAYNES and VELMA B. HAYNES, husband and wife, RAY E. HAYNES and RITA S. HAYNES, husband and wife, and JAMES D. HAYNES and JANET D. HAYNES, husband and wife (herein referred to as Grantors), do hereby Grant, Bargain, Sell and Convey unto ARTESIAN II, INC. (herein referred to as Grantee), the following described real estate situated in Hale County and Shelby County, Alabama, to-wit:

TRACT ONE (HALE COUNTY)

Parcel One

A parcel of land lying and being in the Northeast Quarter of the Southeast Quarter of Section 7, Township 23 North, Range 4 East, Hale County, Alabama, and being more particularly described as follows:

To locate the point of beginning, commence at the Southeast corner of said Section 7; thence North 2° 59' West along the East boundary of said Section 7 a distance of 1604.53 feet to a point; thence South 67° 51' West a distance of 552.02 feet to the point of beginning; thence continue South 67° 51' West a distance of 232.17 feet to a point; thence North 48° 37' West a distance of 215.60 feet to a corner fence post; thence North 57° 29' West a distance of 52.63 feet to an artesian well; thence South 31° 29' West a distance of 95.25 feet to a point; thence North 58° 30' West a distance of 311.24 feet to a point; thence North 6° 24' East along a fence line a distance of 440.02 feet to a point on the South margin of a gravel road; thence South 78° 03' East along said South margin a distance of 201.16 feet to a point; thence North 79° 23' East along said South margin a distance of 248.06 feet to a point; thence South 22° 09' East a distance of 654.33 feet to the point of beginning, and containing 7.69 acres, more or less.

Subject to flowage easement from R.C. Tidmore to the United States of America, dated July 17, 1956, and recorded in the Office of the Judge of Probate of Hale County, Alabama, in Book A-42, at Page 207.

Subject to an easement for County gravel road.

Subject to reservation of one-half (1/2) of all oil, gas, and other minerals and mineral rights in and to Grantors in that certain deed dated February 15, 1982, and recorded in Deed Book A-0090, at Page 0351, in the Office of the Judge of Probate of Hale County, Alabama.

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HERON O. MCDOWELL, JR.
145 WEST MAIN STREET
P. O. DR. 79
PRATTVILLE, ALABAMA 36067



Parcel Two

A parcel of land lying and being in the Northeast Quarter of the Southeast Quarter of Section 7, Township 23 North, Range 4 East, Hale County, Alabama, and being more particularly described as follows:

To locate the point of beginning, commence at the Southeast corner of said Section 7; thence North 2° 59' West along the East boundary of said Section 7 a distance of 1604.53 feet to a point; thence South 67° 51' West a distance of 552.02 feet to a point; thence North 22° 09' West a distance of 654.33 feet to a point on the South margin of a gravel road; thence South 79° 23' West along said South margin a distance of 248.06 feet to a point; thence North 78° 03' West along said South margin a distance of 78.61 feet to the point of beginning; thence continue North 78° 03' West a distance of 100 feet to a point; thence North 11° 56' East a distance of 477.49 feet, more or less, to the water's edge on the Black Warrior River; thence Easterly along the water's edge to a point that is North 11° 56' East, 523.49 feet, more or less, from the point of beginning; thence South 11° 56' West a distance of 523.49 feet, more or less, to the point of beginning, and containing 1.14 acres, more or less.

Subject to flowage easement from R.C. Tidmore to the United States of America, dated July 17, 1956, and recorded in the Office of the Judge of Probate of Hale County, Alabama, in Book A-42, at Page 207.

Subject to an easement for County gravel road.

Subject to reservation of one-half (1/2) of all oil, gas, and other minerals and mineral rights in and to Grantors in that certain deed dated February 15, 1982, and recorded in Deed Book A-0090, at Page 0351, in the Office of the Judge of Probate of Hale County, Alabama.

Parcel Three

The Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 28, Township 23 North, Range 4 East, containing 10 acres, more or less.

Subject to Oil, Gas and Mineral Lease to Frank M. Youngblood, dated April 3, 1974, and recorded in Deed Book A-76, at Page 443, and by said Youngblood assigned to Gulf Oil Corporation by instrument recorded in Deed Book A-76, at Page 701, in the Office of the Judge of Probate of Hale County, Alabama.

Subject to reservation of one-half (1/2) of all oil, gas, and other minerals and mineral rights in and to Grantors in that certain deed dated February 15, 1982, and recorded in Deed Book A-0090, at Page 0351, in the Office of the Judge of Probate of Hale County, Alabama.

For source of title see Deed Book A-0090, at Page 0351, in the Office of the Judge of Probate of Hale County, Alabama.

TRACT TWO (HALE COUNTY)

A parcel in the East half of the Southeast Quarter of Section 7, Township 23 North, Range 4 East, Hale County, Alabama, and being more particularly described as follows:

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Parcel Two

A parcel of land lying and being in the Northeast Quarter of the Southeast Quarter of Section 7, Township 23 North, Range 4 East, Hale County, Alabama, and being more particularly described as follows:

To locate the point of beginning, commence at the Southeast corner of said Section 7; thence North 2° 59' West along the East boundary of said Section 7 a distance of 1604.53 feet to a point; thence South 67° 51' West a distance of 552.02 feet to a point; thence North 22° 09' West a distance of 654.33 feet to a point on the South margin of a gravel road; thence South 79° 23' West along said South margin a distance of 248.06 feet to a point; thence North 78° 03' West along said South margin a distance of 78.61 feet to the point of beginning; thence continue North 78° 03' West a distance of 100 feet to a point; thence North 11° 56' East a distance of 477.49 feet, more or less, to the water's edge on the Black Warrior River; thence Easterly along the water's edge to a point that is North 11° 56' East, 523.49 feet, more or less, from the point of beginning; thence South 11° 56' West a distance of 523.49 feet, more or less, to the point of beginning, and containing 1.14 acres, more or less.

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Subject to flowage easement from R.C. Tidmore to the United States of America, dated July 17, 1956, and recorded in the Office of the Judge of Probate of Hale County, Alabama, in Book A-42, at Page 207.

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Subject to Oil, Gas and Mineral Lease to Frank M. Youngblood, dated April 3, 1974, and recorded in Deed Book A-76, at Page 443, and by said Youngblood assigned to Gulf Oil Corporation by instrument recorded in Deed Book A-76, at Page 701, in the Office of the Judge of Probate of Hale County, Alabama.

Subject to reservation of one-half (1/2) of all oil, gas, and other minerals and mineral rights in and to Grantors in that certain deed dated February 15, 1982, and recorded in Deed Book A-0090, at Page 0351, in the Office of the Judge of Probate of Hale County, Alabama.

For source of title see Deed Book A-0090, at Page 0351, in the Office of the Judge of Probate of Hale County, Alabama.

TRACT TWO (HALE COUNTY)

A parcel in the East half of the Southeast Quarter of Section 7, Township 23 North, Range 4 East, Hale County, Alabama, and being more particularly described as follows:

To locate the point of beginning, commence at the Southeast corner of said Section 7; thence North 2° 59' West along the East boundary of said Section 7 a distance of 1604.53 feet to a point; thence South 67° 51' West a distance of 552.02 feet to the point of beginning and designated as Point "A"; thence continue South 67° 51' West a distance of 232.17 feet to a point designated as Point "B"; thence North 48° 37' West a distance of 215.60 feet to a corner fence post designated as Point "C"; thence North 57° 29' West a distance of 52.63 feet to an artesian well, designated as Point "D"; thence South 31° 29' West a distance of 95.25 feet to a point designated as Point "E"; thence Southeasterly a distance of 320+ feet to a point designated as Point "F", said Point "F" being 90.0 feet 0° 0' South of Point "B"; thence Northeasterly a distance of 290.0+ feet to the point of beginning, being Point "A" as designated above.

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Subject to reservation by Turpin Vise and Jo T. Vise to the use of the artesian well designated as Point "D", up to fifty (50%) percent of the well's capacity, by installing a water pump and associated electrical wire and water pipe to supply Turpin Vise and Jo T. Vise's adjoining lands so long as Turpin Vise and Jo T. Vise's use does not unreasonably interfere with Grantee's use of said parcel. This reservation is automatically cancelled and all rights thereof revert to Grantee upon five (5) years of non-use, or by Turpin Vise and Jo T. Vise conveying their lands, or a substantial part thereof known as the "Newton Farm" or "Place".

For source of title see Deed Book A-0095, at Page 0109, in the Office of the Judge of Probate of Hale County, Alabama.

TRACT THREE (SHELBY COUNTY)

The Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 34, Township 21 South, Range 1 West, less and except therefrom a 260 feet strip off of the West side.

Subject to the right of ingress and egress to the public generally over and along a road easement 60 feet in width along the South line of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter commencing at the intersection of said South line of said Southwest Quarter of the Southeast Quarter of the Northwest Quarter, and the North boundary of Alabama Highway No. 25 right of way, and extending Westerly to the East line of said 260 feet strip off the West side of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 34.

TRACT FOUR (SHELBY COUNTY)

The South Half of the Southeast Quarter of the Northwest Quarter, and the North Half of the Southwest Quarter of Section 35, Township 21 South, Range 1 West.

Subject to a mortgage in the amount of \$46,500.00 in favor of The Federal Land Bank of New Orleans (now Federal Land Bank of Jackson).

For source of title see Deed Book 270, at Page 595, in the Office of the Judge of Probate of Shelby County, Alabama.

TRACT FIVE (SHELBY COUNTY)

A lot in Shelby Springs in the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 22, Range 2 West, described as commencing at the Northeast corner of the Henry Jackson lot on the South side of the Calera-Columbiana Road; thence East along the South side of said road 105 feet; thence South to Southern Railroad right-of-way; thence West along the North side of said right-of-way to the Henry and Paul Jackson lot; thence North to the point of beginning;

Also, one acre lot in the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 22, Range 2 West, bounded on the North by the Calera-Columbiana Road, on the East by the Luck Jackson lot, on the South by Southern Railroad right-of-way, and on the West by Stonecypher.

It is the intention of Grantors to convey all property which they own on Alabama Highway 25, whether herein correctly described or not.

For source of title see Deed Book 272, at Page 535, in the Office of the Judge of Probate of Shelby County, Alabama.

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RECITAL

The female Grantors hereinabove named do hereby transfer all of their interest in said lands for the consideration that their respective husbands will acquire a larger portion of the interest in Artesian II, Inc.

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 Grantee, 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; and that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this

8th day of September, 1984.

Martin E. Haynes
MARLIN E. HAYNES

Velma B. Haynes
VELMA B. HAYNES

Ray E. Haynes
RAY E. HAYNES

Rita S. Haynes
RITA S. HAYNES

James D. Haynes
JAMES D. HAYNES

Janet D. Haynes
JANET D. HAYNES

STATE OF ALABAMA)
COUNTY OF Autauga)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JAMES D. HAYNES, 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 the day the same bears date.

GIVEN UNDER my hand and seal this 8th day of September, 1984.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES AUG 31, 1987

STATE OF ALABAMA)
COUNTY OF Autauga)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JANET D. HAYNES, 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, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and seal this 8th day of September, 1984.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES AUG 31, 1987

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT FILED

1984 DEC -7 AM 9:24

[Signature]
JUDGE PROBATE

Deed Tax 58.50
Rec 15.00
Ind. 5.00
78.50