

This instrument was prepared by: ✓ William W. Brooke
1600 Bank for Savings Building
Birmingham, AL 35203-4098

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$425,000.00) to the undersigned grantor, WILLIAM K. MURRAY, AS TRUSTEE under Trust Indenture dated October 25, 1971, and recorded in Book 2, Pages 451-455, in the office of the Judge of Probate of Shelby County, Alabama (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto CEDARFIELDS FARM PARTNERSHIP, an Alabama general partnership (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, as described in Exhibit "A", attached hereto and made a part hereof, subject to those exceptions and reservations also set forth in the attached Exhibit "A".

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

And the GRANTOR does, for himself, as trustee, his successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR, as trustee, is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR, as trustee, has a good right to sell and convey the same as aforesaid; that GRANTOR, as trustee, his successors and assigns, shall warrant and defend the same to GRANTEE, its successors and assigns, forever, against the lawful claims of all persons.

This instrument is executed by the trustee hereinbefore named solely in his representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation of his part in his individual capacity, and he expressly limits his liability hereunder to the property now or hereafter held by him in the representative capacity named.

Thomas Taliaferro

046 590

1800X

IN WITNESS WHEREOF, William K. Murray, as Trustee under said Trust Indenture, GRANTOR, has hereunto set his hand and seal on this, the 23rd day of January, 1985.

William K. Murray
William K. Murray, as Trustee under Trust Indenture dated October 25, 1971, and recorded in Book 2, Pages 451-455 in the Office of the Judge of Probate of Shelby County, Alabama

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, William W. Brooke, a Notary Public in and for said county in said state, hereby certify that William K. Murray, an individual, whose name as Trustee under Trust Indenture dated October 25, 1971, and recorded in Book 2, Page 451, in the Office of the Judge of Probate of Shelby County, Alabama, 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 Trustee and with full authority, executed the same as and for the act of said Trust.

Given under my hand and seal this the 21st day of January, 1985.

Wm. W. Brooke
Notary Public

My Commission Expires:
March 20, 1988

\$245,000.00 of the purchase price was paid from a mortgage filed simultaneously herewith.

"EXHIBIT A"

PARCEL I

Begin at the point of intersection of the north boundary line of Section 33, Township 21 South, Range 2 West and the east right of way line of U. S. Highway 31; thence run southeasterly along the east R. O. W. line of said highway 854 feet, more or less, to the north boundary line fence of the Mabry property; thence run northeasterly along the north boundary line fence of the Mabry property 1062 feet, more or less, to a point on the west boundary line of the NW 1/4 of NE 1/4 of said Section 33; last said point being 647.19 feet south of the northwest corner of the NW 1/4 of the NE 1/4 of said Section 33; thence turn an angle of 04 degrees 24 minutes 20 seconds to the left and continue northeasterly along the north boundary line fence of the Mabry property 1440 feet, more or less, to the northeast corner of Mabry property line fence; thence run northwesterly along existing fence line 357.48 feet, more or less, to a point of the north boundary line of said Section 33, said point being 13.7 feet east of the NW corner of the NE 1/4 of the NE 1/4 of said Section 33; thence continue northwesterly along the existing fence line for 1642.06 feet; thence turn an angle of 80 degrees 08 minutes 15 seconds to the left and run southwesterly for 343.04 feet; thence turn an angle of 47 degrees 54 minutes to the right and run northwesterly 107.53 feet; thence turn an angle of 44 degrees 33 minutes to the left and run westerly along existing fence line 564.83 feet to a point on the west boundary line of NW 1/4 of SE 1/4 of Section 28, Township 21 South, Range 2 West, said point being 334.41 feet north of the southwest corner of NW 1/4 of SE 1/4 of said Section 28; thence continue westerly along last said course for 500 feet, more or less, to center of Camp Branch; thence run southwesterly down along the center of Camp Branch with the meanderings thereof 1750 feet, more or less, to the point of intersection of the center of Camp Branch and the south boundary line of said Section 28; thence run westerly along the south boundary line of said Section 28 for 210 feet, more or less, to the point of beginning. There is EXCEPTED, however, a strip of land of uniform width of 100 feet across the south side of the above described land.

PARCEL II

Commencing at the Northwest corner of Section 33, Township 21, Range 2 West; thence North along Section line of Section 28, 980.5 feet; thence South 77 degrees 08 minutes west 790.1 feet to L & N RR R/W; thence South 24 degrees 27 minutes east along RR R/W 765.3 feet; thence North 62 degrees 44 minutes East 224.2 feet; South 23 degrees 29 minutes East 901.8 feet; North 73 degrees 11 minutes East 249.3 feet to point "A"; South 15 degrees 59 minutes East 424 feet; South 23 degrees 45 minutes 245.9 feet; North 70 degrees 36 minutes East 104.6 feet; North 36 degrees 26 minutes East 495.5 feet; North 85 degrees 08 minutes East 2178.5 feet to point "B"; South 22 degrees 42 minutes East 260 feet to point of beginning; thence South 82 degrees 08 minutes West 2538 feet to Montgomery Highway R/W; South 18 degrees 38 minutes East 357.9 feet; South 14 degrees 35 minutes East along said Highway 1418.1 feet; North 85 degrees 54 minutes East 408.4 feet; South 57 degrees 15 minutes East 453 feet; South 87 degrees 37 minutes East 1548.2 feet; North 7 degrees 06 minutes West 2358 feet to point of beginning.

PARCEL III

Begin at Northeast corner of Southeast quarter of Section 33, Township 21 South, Range 2 West; thence run South 3 degrees 45 minutes East for 679.64 feet; South 87 degrees 17 minutes West for 3035.50 feet to East R/W line of Highway 31; North 19 degrees 19 minutes West along East R/W line of said Highway a distance of 265 feet; North 18 degrees 28 minutes West along East right of way line of said Highway a distance of 677.40 feet; North 86 degrees 52 minutes East a distance of 417.50 feet; South 59 degrees 08 minutes East a distance of 91.0 feet; South 76 degrees 08 minutes East a distance of 156 feet; South 50 degrees 08 minutes East a distance of 98 feet; South 32 degrees 08 minutes East a distance of 80 feet; North 87 degrees 22 minutes East a distance of 1546.57 feet; North 87 degrees 04 minutes East a distance of 982.03 feet to point of beginning, situated in Section 33, Township 21 South, Range 2 West.

FOR CONTINUATION, SEE PAGE (2) OF CONTINUATION OF LEGAL DESCRIPTION

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land situated in the Northwest One Quarter of the Southeast One Quarter and the Northeast One Quarter of the Southwest One Quarter of Section 33, Township 21 South, Range 2 West; being more particularly described as follows:

Commence at the Northeast Corner of the Southeast One Quarter of Section 33, Township 21 South, Range 2 West; run thence in a westerly direction along the center line of Section 33 for a distance of 2,460.44 feet to the point of beginning; from the point of beginning thus obtained; thence continue along last described course for a distance of 757.13 feet to a point on the Northeasterly right-of-way line U. S. Highway No. 31; thence turn an angle to the left of 106 degrees 00 minutes 48 seconds and run in a Southeasterly direction along the Northeasterly right-of-way line of U. S. Highway No. 31 for a distance of 682.46 feet; thence turn an angle to the left of 73 degrees 44 minutes 33 seconds and run in an Easterly direction for a distance of 568.87 feet; thence turn an angle to the left of 90 degrees 14 minutes 39 seconds and run in a northerly direction for a distance of 658.40 feet to the point of beginning.

SUBJECT TO:

1. Real Estate Taxes for the current year, due October 1, 1985, a lien, but not yet due and payable.
2. Right of Way granted to Alabama Power Company by instruments(s) recorded in Deed Book 99, Page 464; Deed Book 142, Page 245; Deed Book 101, Page 141; Deed Book 101, Page 139; Deed Book 106, Page 46; Deed Book 99, Page 413 and Deed Book 167, Page 111.
3. Right of Way to Shelby County, Alabama, recorded in said Probate office in Deed Book 102, Page 416; Deed Book 72, Page 517; Deed Book 49, Page 280; Deed Book 74, Page 25; Deed Book 49, Page 278 and Deed Book 102, Page 513.
4. Lease to Postal Telegraph Cable Company recorded in Deed Book 80, Page 34.
5. Pipeline easement to Southern Natural Gas Corp., in Deed Book 90, Page 309.
6. Condemnation for Right of Way in favor of Shelby County, as recorded in said Probate Office in Probate Minutes 13, Page 260.

BOOK 016 PAGE 602

STATE OF ALABAMA
COUNTY OF SHELBY
NOTARY PUBLIC

1985 JAN 31 AM 10:57

John H. [Signature]
NOTARY PUBLIC

Deed Tax - 180.00
Rec 10.00
Ind. 1.00

191.00