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SEND TAX NOTICES TO:

Moore Development, Inc.
2100 Motin Ave
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Nine Hundred Five Thousand Seven Hundred Ten Dollars (\$905,710.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, DOUGLAS S. DICKINSON and wife, BARBARA G. DICKINSON (herein collectively referred to as Grantors), grant, bargain, sell and convey unto MOORE DEVELOPMENT, INC. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL "C"

A parcel of land situated in Section 14, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

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From an iron pipe found at the Northwest corner of the Northeast quarter of the Northwest quarter of the aforesaid Section 14, said pipe marking a point in the West line of Lot "A" as shown on a map entitled "Sunny Meadows - First Sector, Second Phase" dated December 19, 1979, prepared by Allen Whitely, Land Surveyor, and recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, at Page 7; run thence in a Southerly direction along the West line of said quarter-quarter and with the West line of said "Sunny Meadows - First Sector, Second Phase", for a measured distance of 556.18 feet (556.33 feet rec.) to an iron pipe found at the Southermost corner of Lot "B" of said First Sector, Second Phase; thence turn an angle to the left of 130 degrees 24 minutes 50 seconds and run in a Northeasterly direction with the Southeast line of said Lot "B" and with a portion of the Southeast line of Lot "C" for a distance of 645.11 feet to the point of beginning of the parcel herein described, said point of beginning also being located at the Northeast corner of the hereinbefore described Parcel B (Attached hereto as Exhibit "A"); from the point of beginning thus obtained, turn an angle to the right of 130 degrees 24 minutes 50 seconds and, leaving said Southeast line of said Lot "C" run in a Southerly direction with the East line of said Parcel B along a line parallel with the West line of the East half of the aforesaid Northwest quarter for a distance of 2125.33 feet to a point located in the North line of Lot 26, Block 1 of "Sunny Meadows Phase Two" as recorded in the aforesaid Office of the Judge of Probate in Map Book 8, at Page 19 A & B; thence turn an angle to the left of 108 degrees 13 minutes 32 seconds and run in a Northeasterly direction with the North line common to Lots 26 and 27 of said block for a distance of 71.81 feet to a half inch rebar found at an angle point in the North line of said Lot 27; thence turn an angle to the left of 21 degrees 07 minutes 44 seconds (meas.) 21 degrees 09 minutes 12 seconds (rec.) and run in a Northeasterly direction along the North line common to Lots 27 and 28 of said block for a measured distance of 122.62 feet (122.58 feet rec.) to a half inch rebar found at an angle point in the

\$905,710.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

North line of said Lot 28; thence turn an angle to the right of 40 degrees 41 minutes 23 seconds (meas.) 40 degrees 41 minutes 12 seconds (rec.) and run in an Easterly direction along the North line common to Lots 28 and 29 of said block for a measured distance of 258.59 feet (258.66 feet rec.) to a half inch rebar bound at an angle point in the North line of said Lot 29; thence turn an angle to the right of 54 degrees 10 minutes 35 seconds (meas.) 54 degrees 10 minutes 52 seconds (rec.) and run in a Southeasterly direction along the Northeast line common to Lots 29 and 30 of said block for a distance of 159.05 feet to the Westernmost corner of Lot 59 of said Block 1; thence turn an angle to the left of 89 degrees 59 minutes 24 seconds (meas.) 90 degrees 00 minutes 00 seconds (rec.) and run in a Northeasterly direction along the Northwesternly line of said Lot 59 for a measured distance of 171.41 feet (171.08 feet rec.) to the Northernmost corner of said Lot 59; thence continue said last course and run in a Northeasterly direction along a projection of said Northwesternly line of said Lot 59 for a distance of 60.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 41 seconds and run in a Southeasterly direction along a line running parallel with and lying 60.00 feet as measured perpendicularly from the tangent portion of the East line of said Lot 59 and with the Easterly right-of-way line of "Willow Way" for a distance of 58.00 feet to the point of curvature of a curve to the right; thence continue to run with said right-of-way line in a Southeasterly direction along the arc of said curve, the 107.61 foot chord of which forms a deflection angle to the right of 05 degrees 26 minutes 27 seconds from the last mentioned course, said curve having a radius of 567.49 feet, a central angle of 10 degrees 52 minutes 53 seconds and being concave Southwesterly for a distance of 107.78 feet to the Westernmost corner of Lot 7 of Block 7 of said "Sunny Meadows Phase Two"; thence turn an angle to the left of 84 degrees 34 minutes 32 seconds from the chord and, leaving said "Willow Way", running a Northeasterly direction with the North line of said Lot 7 for a measured distance of 247.20 feet (247.51 feet rec.) to a half inch rebar found at the Northernmost corner thereof; thence turn an angle to the right of 84 degrees 41 minutes 37 seconds (meas.) 84 degrees 41 minutes 50 seconds (rec.) and run in a Southeasterly direction along a Northeasterly line of said Lot 7 for a measured distance of 82.47 feet (82.51 feet rec.) to a half inch rebar found at a corner common to Lots 7 and 3 of said block; thence turn an angle to the left of 20 degrees 35 minutes 37 seconds (meas.) 20 degrees 37 minutes 38 seconds (rec.) and run in a Southeasterly direction for a measured distance of 184.54 feet (185.00 feet rec.) to a point in the Northerly right-of-way line of "Garden Walk" at the Easternmost corner of said Lot 3; thence turn an angle to the left of 90 degrees 02 minutes 13 seconds (meas.) 90 degrees 00 minutes 00 seconds (rec.) and run in a Northeasterly direction along said Northerly right-of-way line of said "Garden Walk" for a measured distance of 137.37 feet (137.29 feet rec.) to the Southernmost corner of Lot 2 of said block; thence turn an angle to the left of 90 degrees 01 minutes 29 seconds (meas.) 90 degrees 00 minutes (rec.) and, leaving said right-of-way line, run in a Northwesternly direction along the Southwesterly line of said Lot 2, for a measured distance of 166.88 feet (167.00 feet rec.) to a half inch rebar found at the Westernmost corner of said Lot 2; thence turn an angle to the right of 99 degrees 03 minutes 54 seconds (meas.) 99 degrees 04 minutes 00 seconds (rec.) and run in a Northeasterly direction along the North line of said lot for a measured distance of 137.99 feet (137.97 feet rec.) to a half inch rebar found at the North corner common to Lots 1 and 2 of said block; thence turn an angle to the left of 03 degrees 18 minutes 18 seconds (meas.) 3 degrees 18 minutes 21 seconds (rec.) and run in a Northeasterly direction along the North line of said Lot 1 for a measured distance of 136.36 (136.38 feet rec.) to a half inch rebar found in the Westerly right-of-way line of "Sunny Meadows Drive" at the Northernmost corner of said lot; thence continue the same course and run in a Northeasterly direction on a projection of the North line of said Lot 2 for a distance of 60.00 feet to a point at the Northerly terminus of the Easterly right-of-way line of said "Sunny Meadows Drive", thence turn an angle to the left of 46 degrees 11 minutes 48 seconds and run in a Northerly direction along a line parallel with the aforesaid West line of the East half of the Northwest quarter, for a distance of 1922.38 feet to a point in the North line of the aforesaid Section 14; thence turn an angle to the

left of 88 degrees 41 minutes 02 seconds and run in a Westerly direction along the North line of said Section and with a portion of the South line of Meadow Brook 4th Sector, as recorded in the aforesaid Office of the Judge of Probate in Map Book 7, at Page 67, and a portion of the South line of Lot 10 of Meadow Brook Estates - First Sector, as recorded in said Office of the Judge of Probate in Map Book 7, at Page 64, for a distance of 1258.34 feet to the Easternmost corner of the aforementioned Lot "C" of "Sunny Meadows - First Sector, Second Phase"; thence turn an angle to the left of 41 degrees 43 minutes 48 seconds (meas.) 41 degrees 45 minutes (rec.) and run in a Southwesterly direction with a portion of the Southerly line of said lot for a distance of 190.28 feet to the point of beginning. EXCEPT Lot No. 1 according to WOODS & BENDS FIRST SECTOR, as recorded in Map Book 9, Page 69 in the Probate Office of Shelby County, Alabama.

SUBJECT TO Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140 and Deed Book 316, Page 465, and Deed Book 326, Page 126, in the Probate Office of Shelby County, Alabama.

The Consideration recited above as the purchase price is being paid through the proceeds of a Mortgage closed simultaneously herewith.


GRANTOR makes no warranty whatsoever concerning the subterranean, subadjacent, sublateral, adjacent, or lateral condition or support of the property conveyed hereby, and, without limitation of the foregoing, Grantor makes no warranty concerning the existence or absence of geological conditions or formations including but not limited to sinkholes or other similar conditions. Grantee has conducted its own independent investigation as Grantee has deemed appropriate and necessary to satisfy itself as to the geological condition of the property and is not relying on Grantor with respect to the geological condition of the property in any regard whatsoever.

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 it is 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands this 29 day of December, 1980


DOUGLAS S. DICKINSON


BARBARA G. DICKINSON

STATE OF ALABAMA

Jefferson COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said

State, hereby certify that DOUGLAS S. DICKINSON and BARBARA G. DICKINSON, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day, that, being informed of the contents of such Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December, 1986

Melissa J. Cap
NOTARY PUBLIC
My Commission Expires: 8-28-87

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

1987 JAN -5 AM 10:35

Thomas A. Ritchie, Jr.
JUDGE OF THE ESTATE

Rec 10.00
Ind 1.00
11.00

This instrument was prepared by Thomas A. Ritchie, whose address is 312 North 23rd Street, Birmingham, Alabama 35203.