

THIS INSTRUMENT WAS PREPARED BY: DAVID F. BYERS, JR., 3000
SOUTHTRUST TOWER, BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
Dogwood Forest Joint Venture
c/o Mr. John Baird
276 Snow Drive
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, Lighthouse Development, Inc., an Alabama General Partnership, the receipt of which is hereby acknowledged, the said Lighthouse Development, Inc. does by these presents grant, bargain, sell and convey unto the said Dogwood Forest Joint Venture the following described real estate, such real estate being located in Shelby County, Alabama, to-wit:

All that real property described as Parcels
1, 2 and 3 on Exhibit "A" hereto.

LESS AND EXCEPT THE FOLLOWING:

1. Title to own minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

2. Subject to ad valorem taxes for 1987 which are not due and payable until October 1, 1987.

3. Subject to all timber deeds filed for record in Deed Book 355, Page 332; Deed Book 355, Page 369; Deed Book 355, Page 857; Deed Book 355, Page 859; Miscellaneous Book 56, Page 883 and Deed Book 358, Page 354.

TO HAVE AND TO HOLD, to the said Dogwood Forest Joint Venture, its heirs and assigns forever.

And the said Grantor, Lighthouse Development, Inc. does for itself, its successors and assigns, covenant with the said Dogwood Forest Joint Venture that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the said premises as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Dogwood Forest Joint Venture and its heirs, successors, and assigns forever, against the lawful claim of all persons.

IN WITNESS WHEREOF, the said Lighthouse Development, Inc. by its President, David F. Byers, who is authorized to execute this conveyance, has hereto set its signature and seal this the 17th day of December, 1986.

LIGHTHOUSE DEVELOPMENT, INC.

By: David F. Byers
Its President

ATTEST:

By: David F. Byers
Its Secretary

*Peoples Bank
of Centreville, Al.*

BOOK 108 PAGE 907

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, William J. Cortney, a Notary Public in and for said County, in said State, hereby certify that David F. Byers, whose name as President of Lighthouse Development, Inc., an Alabama corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 12th day of December, 1986.



William J. Cortney
Notary Public
My Commission Expires 12/31/90

BOOK 108 PAGE 908

EXHIBIT A

Parcel 1

A part of the S1/2 of the SE 1/4 of Section 13, Township 21 South; Range 3 West described as follows:

Commence at the SW corner of the S1/2 of said SE1/4 said point being the point of beginning; thence run Northwardly along the West line thereof for a distance of 970.0'; thence turn an angle to the right of 131°30' for a distance of 480.0'; thence turn an angle to the left of 16°30' for a distance of 330.0'; thence turn an angle to the left of 43°20' for a distance of 640.0'; thence turn an angle to the right of 90°00' for a distance of 510.0'; thence turn an angle to the left of 90°00' for a distance of 170.0'; thence turn an angle to the right of 78°00' for a distance of 457.91' to the South line of said S1/2; thence turn an angle to the right of 123°51'31" and run Westerly along said South line for a distance of 1822.58' to the point of beginning.
Containing 24.72 Acres more or less.

Parcel 2

The NW1/4 of the NE1/4 of Section 24, Township 21 South, Range 3 West less and except the East 600' of the S 100' for said 1/4 1/4 Section.
Containing 39.5 Acres more or less.

Parcel 3

The Southeast Quarter of Section 13, Township 21, South, Range 3 West, Shelby County, Alabama less and except:
A part of the S1/2 of the SE 1/4 of Section 13, Township 21 South; Range 3 West described as follows:
Commence at the SW corner of the S 1/2 of said SE 1/4 said point being the point of beginning; thence run Northwardly along the West line thereof for a distance of 970.0'; thence turn an angle to the right of 131°30' for a dsitance of 480.0'; thence an angle to the left of 16°30' for a distance of 330.0'; thence turn an angle to the left of 43°20' for a

distance of 640.0'; thence turn an angle to the right of 90°00' for a distance of 510.0'; thence turn an angle to the left of 90°00' for a distance of 170.0'; thence turn an angle to the right of 78°00' for a distance of 457.91 to the South line of said S 1/2; thence turn an angle to the right of 123°51'31" and Westwardly along said South line for a distance of 1822.58' to the point of beginning.
Containing 24.72 acres more or less.

BOOK 108 PAGE 910

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

1987 JAN -7 PM 6:21

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.50</u>