

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:
 Gross Home Builders Company, Inc.
 2108 Rocky Ridge Road
 Birmingham, Alabama 35216

PARTNERSHIP FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) to the undersigned GRANTOR, F L C LAND, LTD., An Alabama Limited Partnership by its general partner, Farris Management Company, Inc., An Alabama Business Corporation, through its President, W. M. Farris (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
 GROSS HOME BUILDERS COMPANY, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The South 1/2 of the SE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West. ALSO, the NE 1/4 of the NW 1/4 of Section 3, Township 21 South, Range 3 West. ALSO, the SE 1/4 of the NW 1/4 of Section 3, Township 21 South, Range 3 West. ALSO, a parcel of land located in the SW 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Northwest corner of said SW 1/4 of the NE 1/4; thence in a Southerly direction along the Westerly line of said 1/4 1/4 Section, a distance of 764.41 feet (755.79 feet deed) to the point of beginning; thence 90 deg. left, in an Easterly direction, a distance of 40.54 feet to a point on the Northwesternly right of way line of Shelby County Highway No. 264, said point being on a curve having a radius of 2924.93 feet; thence 105 deg. 03 min. 58 sec. right to tangent of said curve, in a Southwesterly direction along said right of way line and curve to the left, a distance of 175.65 feet to the intersection with the Westerly line of said 1/4 1/4 Section; thence 168 deg. 22 min. 29 sec. right from tangent of said curve, in a Northerly direction along said Westerly line a distance of 170.89 feet to the point of beginning. LESS AND EXCEPT part of the SE 1/4 of the NW 1/4 of Section 3, Township 21 South, Range 3 West, lying and being in the right of way of Shelby County Highway No. 264, more particularly described as follows: Begin at the SE 1/4 of said 1/4 1/4 Section; thence in a Westerly direction along the Southerly line of said 1/4 1/4 Section, a distance of 33.20 feet to a point in the Northwesternly right of way line of said Highway, said point being on a curve having a radius of 2904.93 feet; thence 92 deg. 14 min. 38 sec. right, to tangent of said curve, in a Northeasterly direction along said right of way line and curve to the right, a distance of 111.15 feet; thence 20 deg. 57 min. 37 sec. left, from tangent of said curve, in a Northwesternly direction along said right of way line a distance of 54.66 feet to a point on a curve having a radius of 2924.93 feet; thence 21 deg. 57 min. 37 sec. right, to tangent of said curve, in a Northeasterly direction along said right of way line and curve to the right, a distance of 230.11 feet to the intersection with the Easterly line of said 1/4 1/4 Section; thence 168 deg. 22 min. 29 sec. right, from tangent of said curve in a Southerly direction along said Easterly line of said 1/4 1/4 Section a distance of 391.50 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Easement to Alabaster Water and Gas Board as shown by instrument recorded in Real 124 page 255 in Probate Office of Shelby County, Alabama.

Mineral and mining lease as set out in instrument recorded in Deed Book 337 page 885 in Probate Office of Shelby County, Alabama.

The total purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Central Bank of the So.
 P.O. Box 10566, MC 01-225
 2108 Rocky Ridge Road
 Birmingham, Alabama 35216

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR, F L C Land, Ltd., An Alabama Limited Partnership, by its managing partner, Farris Management Company, Inc., through its President, W. M. Farris, who is authorized to execute this conveyance, hereto set his signature and seal, this 17th day of August, 1987.

F L C LAND, LTD.
An Alabama Limited Partnership
By Its Managing Partner,
FARRIS MANAGEMENT COMPANY, INC.

By: W. M. Farris
W. M. Farris, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F L C Land, Ltd., An Alabama Limited Partnership, by its managing partner, Farris Management Company, Inc., through its President, W. M. Farris, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of Farris Management Company, Inc., as managing partner for F L C Land, Ltd., an Alabama Limited Partnership.

Given under my hand and official seal, this the 17th day of August, 1987,

(SEAL)

Robert E. Seely
Notary Public

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

1987 AUG 19 PM 12:14

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00