

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, in consideration of Two Hundred Fifty Thousand and NO/100 Dollars (\$250,000.00) to the undersigned Grantor, Oak Mountain Properties, Inc., an Alabama Corporation (GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Oak Mountain Land Company, Inc., an Alabama Corporation (GRANTEE), the following described real estate, situated in Shelby County, Alabama to-wit:

The property conveyed by this deed is described on Exhibit "A" which is attached hereto and made a part hereof and incorporated herein for all purposes.

The property conveyed in this deed is conveyed subject to:

1. Ad valorem taxes due and payable October 1, 1989.
2. Transmission line permit to Alabama Power Company as shown by instruments recorded in Deed Book 101, Page 506 and Deed Book 112, Page 513 in said Probate Office.
3. Right of way granted to Postal Telegraph Cable Co. by instrument recorded in Deed Book 80, Page 37 in said Probate Office.
4. Right of way set out in Deed Book 103, Page 15 in said Probate Office.
5. 20 foot utility easement as shown by survey of Coulter Engineering Company dated June 14, 1973 and as set out in Deed Book 281, Page 318 in said Probate Office.
6. Riparian rights of other owners along Bishop Creek.
7. Mineral and mining rights not owned by the Grantor.

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


And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except those noted above, that it has good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns 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, Sam H. Hatfield as Vice President of Oak Mountain Properties, Inc. has caused this conveyance to be executed on this the 30th day of January, 1989.

ATTEST:


Dale Corley - Secretary

OAK MOUNTAIN PROPERTIES, INC.

By: 
Sam H. Hatfield
Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sam H. Hatfield whose name as the Vice President of OAK MOUNTAIN PROPERTIES, 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 for and as the act of said corporation.

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Given under my hand this 30th day of January, 1989.


Notary Public

My Commission Expires: 11-9-90

This instrument was prepared by:
Gene W. Gray, Jr.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Oak Mountain Land Company, Inc.
c/o William A. Lell, M.D.
2701 Canterbury Road
Birmingham, AL 35223

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EXHIBIT "A"

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB -1 AM 8:51
1. Dead Tax \$250.00
2. Mtg. Tax 7.50
3. Recording Fee 1.00
4. Indexing Fee
TOTAL 258.50
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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Commence at a 3 inch capped pipe found in place at the NE corner of the NE 1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West which is the point of beginning of the tract of land herein described; thence run Southerly along the East boundary line of said NE 1/4 of NW 1/4 a distance of 191.85 feet to a point on the Northwest right of way line of Oak Mountain Park road; thence turn an angle of 53 deg. 06 min. 23 sec. right and run Southwesterly along said right of way line a distance of 923.03 feet to a point; thence turn an angle of 90 deg. 00 min. 00 sec. right and leaving said right of way line run Northwesterly a distance of 474.74 feet to a point on the center line of Bishop Creek; thence turn an angle of 49 deg. 34 min. 30 sec. right and run Northeasterly along the centerline of said creek a distance of 55.20 feet to a point; thence turn an angle of 68 deg. 42 min. 11 sec. right and run Easterly along the centerline of said creek a distance of 93.13 feet to a point; thence turn an angle of 12 deg. 06 min. 56 sec. left and run Northeasterly along the centerline of said creek a distance of 133.54 feet to a point; thence turn an angle of 8 deg. 12 min. right and run Northeasterly along the centerline of said creek a distance of 153.59 feet to a point; thence turn an angle of 68 deg. 09 min. left and run Northerly along the centerline of said creek a distance of 152.00 feet to a point; thence turn an angle of 90 deg. 00 min. right and run Easterly along the centerline of said creek a distance of 60.80 feet to a point; thence turn an angle of 47 deg. 55 min. left and run Northeasterly along the centerline of said creek a distance of 136.70 feet to a point; thence turn an angle of 18 deg. 42 min. left and run Northeasterly along the centerline of said creek a distance of 73.80 feet to a point; thence turn an angle of 25 deg. 54 min. right and run Northeasterly along the centerline of said creek a distance of 163.80 feet to a point; thence turn an angle of 16 deg. 00 min. right and run Northeasterly along the centerline of said creek a distance of 57.0 feet to a point; thence turn an angle of 29 deg. 45 min. left and run Northeasterly along the centerline of said creek a distance of 60.80 feet to a point; thence turn an angle of 22 deg. 59 min. left and run Northeasterly along the centerline of said creek a distance of 50.70 feet to a point; thence turn an angle of 24 deg. 41 min. right and run Northeasterly along the centerline of said creek a distance of 142.90 feet to a point; thence turn an angle of 36 deg. 56 min. 07 sec. to the right and run Easterly along the centerline of said creek a distance of 51.66 feet to a point on the East boundary line of the SE 1/4 of SW 1/4, Section 31, Township 19 South, Range 2 West; thence turn an angle of 96 deg. 18 min. 10 sec. right and leaving said creek, run Southerly along said 1/4 1/4 line a distance of 364.38 feet to the point of beginning. Said tract of land is lying in the NE 1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West and the SE 1/4 of SW 1/4, Section 31, Township 19 South, Range 2 West; being situated in Shelby County, Alabama.