

SEND TAX NOTICE TO: Destin Development
110-B Palmetto
Destin, FL 32541

C645 560.00

THIS INSTRUMENT PREPARED BY:
JAMES R. CLIFTON, ATTORNEY AT LAW,
ANDALUSIA, ALABAMA 36420

DEED

STATE OF ALABAMA)
SHELBY COUNTY)

THIS INDENTURE, made this 1st day of April, 1988, between
NEW ERA PRODUCTIONS, INC. (hereinafter referred to as GRANTOR)
and DESTIN DEVELOPMENT CO., Inc. (hereinafter referred to as GRANTEE).

W I T N E S S E T H:

That the GRANTOR for and in consideration of the sum of ONE
DOLLAR (\$1.00) in hand paid, and the full cancellation and
satisfaction of the mortgage indebtedness herein described, the
receipt and sufficiency of which is hereby acknowledged has granted,
bargained and sold, and by these presents does grant, bargain,
sell and convey unto GRANTEE that certain property, situated in
Shelby County, Alabama, and described on Exhibit "A" which is
attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments
and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the said above described property unto
the said GRANTEE, its successors and assigns, in fee simple.

This deed is given in full cancellation and satisfaction of
a certain mortgage on the above described premises and the
indebtedness secured by said mortgage recorded in the office of
the Judge of Probate of Shelby County, Alabama, in Real Record 085,
page 913.

GRANTOR declares that this conveyance is freely and fairly
made, and that there are no agreements, oral or written, other
than this deed between GRANTOR and GRANTEE with respect to said land.

IN WITNESS WHEREOF, said Grantor has set its hand and seal
the day and year first above written.

NEW ERA PRODUCTIONS, INC.

By:

Its President

ATTESTED:

By:

Its Vice-President - Secretary

(CORPORATE SEAL)

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Sara Christine Davis Ellison a Notary Public in and for
said County, in said State, hereby certify that Anthony Ruffino
and Robert Bonazzi, whose names as President and Vice. Pres. Sec
respectively, of New Era Productions, Inc.,
a corporation, are signed to the foregoing conveyance and who are
known to me, acknowledged before me on this day that, being
informed of the contents of said conveyance, they in their capacities
as President and Vice Pres & Sec, respectively, of said
corporation, and duly authorized so to do, executed the same
voluntarily for and as the act of said corporation on the day the
same bears date.

Given under my hand and official seal this 21st day of July, 1989.

Sara Christine (Davis) Ellison
Notary Public

My commission expires:

11/21/92

(NOTARIAL SEAL)

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EXHIBIT "A"

PARCEL A:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, being more particularly described as follows:

Beginning at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West and run East along the South line of the SW 1/4 of the SE 1/4 907.96 feet to a point on the Northwestern right of way line of Oak Mountain Park Road; thence 50 degrees 13 minutes to the left and run Northeasterly along said right of way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 694.30 feet and a central angle of 57 degrees 49 minutes 39 seconds; thence run in the arc of said curve to the right and along the Northwestern right of way 700.74 feet to a point; thence 130 degrees 36 minutes 34 seconds to the left (angle measured to tangent) and run Northwesternly 439.25 feet to a point in Cahaba Valley Creek; thence 36 degrees 50 minutes to the left and run along the meandering centerline of Cahaba Valley Creek 1723.86 feet to a point on the West line of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, said meandering centerline being more particularly described as follows: from the aforementioned 36 degrees 50 minutes turn to the left, run Northwesternly 112.70 feet to a point; thence 15 degrees 54 minutes to the right and run Northwesternly 195.30 feet to a point; thence 27 degrees 30 minutes to the right and run Northwesternly 85.86 feet to a point; thence 37 degrees 11 minutes to the right and run Northeasterly 31.36 feet to a point; thence 69 degrees 36 minutes to the left and run Northwesternly 49.09 feet to a point; thence 59 degrees 55 minutes to the left and run Southwesterly 192.91 feet to a point; thence 19 degrees 53 minutes to the left and run Southwesterly 261.01 feet to a point; thence 23 degrees 04 minutes to the right and run Southwesterly 139.06 feet to a point; thence 10 degrees 15 minutes to the right and run Southwesterly 49.66 feet to a point; thence 01 degree 09 minutes to the left and run Southwesterly 124.44 feet to a point; thence 06 degrees 58 minutes to the left and run Southwesterly 129.10 feet to a point; thence 04 degrees 02 minutes to the left and run Southwesterly 49.41 feet to a point; thence 11 degrees 36 minutes to the left and run Southwesterly 237.79 feet to a point; thence 34 degrees 33 minutes to the right and run Southwesterly 66.17 feet to the aforementioned point on the West line of the SW 1/4 of the SE 1/4 of said section; thence 87 degrees 46 minutes to the left and run South along the West line of said 1/4-1/4 section 364.38 feet to the point of beginning.

According to the survey of Walter Schoel, Jr., Alabama Registered No. 3092, dated January 30, 1979.

Situated in Shelby County, Alabama.

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EXHIBIT "A" (Continued)

Together with and including:

PARCEL B:

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West and run East along the South line of the SW 1/4 of the SE 1/4 907.96 feet to a point on the Northwesterly right-of-way line of Oak Mountain Park Road; thence 50 degrees 13 minutes to the left and run North-easterly along said right-of-way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 694.30 feet and a central angle of 57 degrees 49 minutes 39 seconds; thence run in the arc of said curve to the right and along the Northwesterly right-of-way 700.74 feet to a point; thence 130 degrees 36 minutes 34 seconds to the left (angle measured to tangent) and run Northwesterly 439.25 feet to a point in Cahaba Valley Creek, said point being the point of beginning; thence 36 degrees 50 minutes to the left in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 112.70 feet to a point; thence 15 degrees 54 minutes to the right in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 193.30 feet to a point; thence 27 degrees 30 minutes to the right in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 85.86 feet to a point; thence 37 degrees 11 minutes to the right in a Northerly direction along the center of Cahaba Valley Creek a distance of 31.36 feet to a point; thence 69 degrees 36 minutes to the left in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 49.09 feet to a point; thence 120 degrees 05 minutes to the right in a Northeasterly direction a distance of 2.24 feet to a point; thence 04 degrees 14 minutes to the left in a North-easterly direction a distance of 124.97 feet to a point; thence 90 degrees 00 minutes to the right in a Southeasterly direction a distance of 484.76 feet to the point of beginning.

Situated in Shelby County, Alabama.

PARCELS A & B ABOVE BEING SUBJECT TO that certain Mortgage from Mortgagor to K.R. Jones, dated July 12, 1985 and recorded in Real Record 034, Page 552, In the Probate Office of Shelby County, Alabama.

Together with and including:

PARCEL C:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, and run North along the West line of said 1/4 1/4 Section a distance of 364.38 feet to a point

EXHIBIT "A" (Continued)

said point being the point of beginning; on the centerline of Cahaba Valley Creek; thence 87 deg. 46 min. to the right in a Northeasterly direction along the centerline of said creek a distance of 66.17 feet to a point; thence 34 deg. 33 min. to the left in a Northeasterly direction continuing along the centerline of said creek a distance of 237.79 feet to a point; thence 11 deg. 36 min. to the right in a Northeasterly direction along said creek centerline a distance of 49.41 feet to a point; thence 86 deg. 06 min. to the left in a Northwesterly direction a distance of 410.32 feet to a point on the Southerly right of way line of Cahaba Valley Road; thence 98 deg. 05 min. to the left in a Southwesterly direction along the Southerly right of way line of Cahaba Valley Road a distance of 175.00 feet to a point on the West line of the SW 1/4 of the SE 1/4 of said Section; thence 60 deg. 38 min. to the left in a Southerly direction along the West line of said 1/4 1/4 Section a distance of 462.44 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL C ABOVE BEING SUBJECT TO that certain Mortgage given by Mortgagor to Merchants Hunter-Benn Timber Company dated July 21, 1986, in the original principal amount of \$50,000.00

Together with and including:

PARCEL D:

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A parcel of land situated in the SW 1/4 of SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, lying South of Cahaba Valley Road (Hwy. 119), being 15 feet wide running from the road right of way adjacent to the Western boundary of the property described in Deed Book 331, page 245, a distance of 351.93 feet, more or less, to the centerline of Cahaba Valley Creek, whose Southeastern boundary line is common with the Northwestern boundary of the property previously conveyed to New Era Productions, Inc., in Real Record 034, page 548, in the Probate Office of Shelby County, Alabama.

With each of the foregoing Parcels A, B, C & D being subject to the following:

1. Taxes for the current year, a lien, but not yet due and payable; and,
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 502; Deed Book 101 page 504; Deed Book 121 page 258 and Deed Book 145 page 377 in Probate Office.

End Exhibit "A"

CERTIFICATE OF
INSTRUMENT WAS FILED

89 JUL 25 PM 3:45

Notary Public
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	12.50
4. Indexing Fee	3.00
TOTAL	16.00