

THIS INSTRUMENT PREPARED BY: 1263  
NAME John W. Sudderth  
Sudderth & Somerset, Attorneys  
5385 1st Avenue North  
ADDRESS: Birmingham, Alabama

Send Tax Notice To:  
Brookline, Ltd. 46 Dan Collier  
One Maryland Farms, Suite 220  
Brentwood, TN. 37027

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Six Thousand and no/00 Dollars (\$246,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
or we, KIRBY FOSTER, DOROTHY THOMPSON and BROOKLINE FOREST, INC., an Alabama  
Corporation,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BROOKLINE, LTD., a Tennessee Limited Partnership,

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

All that property described on Exhibit "A" attached hereto and  
made a part hereof.

Less and except the items listed on Exhibit "B", attached hereto  
and made a part hereof.

The above property is not a part of the homestead of any Grantor.

Dorothy Thompson and Brookline Forest quitclaim any interest  
they may have in the herein described property due to overlapping  
legal descriptions on various surveys.

Proceeds for purchase provided by mortgage in favor of Goldome  
Credit Corporation.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set *their* hands(s) and seal(s) this *28th*  
day of *July*, 19 *89*

BROOKLINE FOREST, INC.:

By: GARY L. THOMPSON  
President

KIRBY FOSTER

DOROTHY THOMPSON

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Kirby Foster and Dorothy Thompson  
whose name s 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 the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this *28th* day of *July*, A. D. 19 *89*

State of Alabama)

Jefferson County )

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gary L. Thompson, whose name as President of Brookline Forest, Inc, an Alabama Corporation, is signed to the foregoing instrument, and who is known to me, did acknowledge 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 executed the same as and for the act of the said Corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28<sup>th</sup> day of July, 1989.

Joan L. Raydale  
Notary Public

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## EXHIBIT "A"

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence continue East along said 1/4 line 575.73 feet; thence a delta angle of 69 deg. 14 min. 00 sec. left, 264.60 feet; thence a delta angle of 2 deg. 25 min. 30 sec. right, 179.95 feet; thence a delta angle of 11 deg. 35 min. left, 154.12 feet; thence a delta angle of 8 deg. 34 min. left, 89.52 feet; thence continue along said line 125.00 feet; thence a delta angle of 3 deg. 03 min. right, 338.29 feet; thence a delta angle of 10 deg. 22 min. 30 sec. left, 270.35 feet; thence a delta angle of 9 deg. 21 min. 30 sec. right, 311.86 feet; thence a delta angle of 0 deg. 21 min. right, 88.68 feet; thence a delta angle of 11 deg. 12 min. 05 sec. left, 71.79 feet; thence a delta angle of 19 deg. 48 min. 25 sec. right, 115.71 feet; thence a delta angle of 6 deg. 48 min. 50 sec. left, 104.59 feet; thence a delta angle of 9 deg. 39 min. 30 sec. right, 27.51 feet to the point of beginning; thence continue along said line 80.00 feet; thence a delta angle of 9 deg. 51 min. 50 sec. left, 76.59 feet; thence a delta angle of 8 deg. 37 min. 25 sec. right, 201.15 feet; thence a delta angle of 27 deg. 10 min. 40 sec. left, 29.99 feet; thence an angle to the right of 119 deg. 00 min., 149.00 feet; thence an angle to the right of 135 deg. 30 min., 175.00 feet; thence 90 deg. to the left to be on the tangent of a curve to the left with a delta angle of 66 deg. 00 min. and a radius of 75.00 feet for a distance of 48.71 feet, more or less; thence continue along said tangent 43.00 feet; thence an angle to the right of 74 deg. 39 min. 30 sec., 125.23 feet; thence an angle to the left of 74 deg. 39 min. 30 sec., 964.02 feet; thence an angle to the right of 135 deg. 39 min. 30 sec., 20.40 feet; thence an angle to the right of 122 deg. 14 min. 42 sec., 153.23 feet to the P. C. of a curve to the right with a delta of 17 deg. 12 min. 04 sec. and a radius of 477.75 feet, said point being the center line of a 20 foot 8 inch sewer line easement; thence an angle to the right from the chord of said curve of 83 deg. 58 min. 23 sec., 192.61 feet; thence a delta angle of 5 deg. 34 min. 59 sec. left, 660.00 feet to the end of the sewer easement; thence a delta angle of 12 deg. 30 min. right, 75.00 feet; thence a delta angle of 33 deg. 00 min. left, 120.00 feet; thence an angle to the left of 76 deg. 00 min., 130.00 feet; thence a delta angle of 72 deg. 00 min. left, 140.00 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT "B"

89 AUG -3 AM 8:24

THIS CONVEYANCE IS SUBJECT TO:

- (1) Ad valorem taxes for the current tax year
- (2) Easement to Alabama Power Company as shown by instrument recorded in Real 1, Page 332 in Probate Office.
- (3) Easement to Public for driving purposes as shown by instrument recorded in Deed Book 311, Page 153 in Probate Office.
- (4) Right-of-way granted to Shelby County by instrument recorded in Deed Book 154, Page 384 in Probate Office.
- (5) Easement to Town of Helena as shown by instrument recorded in Deed Book 305, Pages 394, 396, 398, 400 and 402 in Probate Office.
- (6) Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 258, Page 49; Deed Book 113, Page 61, supplemented by Deed Book 258, Page 49; Deed Book 180, Page 192 and Deed Book 258, Page 47 in Probate Office.
- (7) Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 88, Page 551; Deed Book 146, Page 301; Deed Book 147, Page 579 and Deed Book 213, Page 155 in Probate Office.
- (8) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 324, Page 362, which is a recent lease and the property in the SW 1/4 of SE 1/4 of Section 21, Township 20 South, Range 3 West, is being assessed by Petroleum Corporation of Texas and Jerry Colwell, Glynn D. Buie and United States Steel Corporation, in Probate Office.
- (9) A 20 foot 8 inch sewer line easement along the Eastern boundaries as shown by survey of Ben F. Carr, Jr., dated February 10, 1987.
- (10) 60 foot Plantation Pipeline Company right of way Northeast to Southwest direction, as shown by Survey of Ben F. Carr, Jr., dated February 10, 1987.
- (11) 100 foot flood plane along East boundary of subject property as shown by survey of Ben F. Carr, Jr., dated February 10, 1987.

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JUDGE CLYDE B. BARNES  
NO TAX COLLECTED  
1. Deed Tax 1.00  
2. Mtg. Tax  
3. Recording Fee 10.00  
4. Indexing Fee 3.00  
TOTAL 15.00