

This instrument was prepared by:
Timothy D. Davis
Gordon, Silberman, Wiggins &
Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice To:
Landscape Services, Inc.
4641 Highway 20 East
B'ham, AL. 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That is consideration of Five Hundred Five Thousand and no/100 DOLLARS (\$505,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, SouthTrust Bank of Alabama, National Association, a national banking association, (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto Landscape Services, Inc. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

(see attached Exhibit A for legal description of property)

This conveyance is made subject to the following:

1. Taxes for the year 1992 and subsequent years.
2. Right of way to Alabama Power Company as set forth in Volume 142, page 409, Volume 142, page 103, Volume 119, Page 253, Volume 102, Page 130 and Volume 102, page 128, as recorded in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Volume 135, page 116 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto set forth in Volume 13, page 215 and 312, in the Probate Office of Shelby County, Alabama.
5. Less and except any part of subject property lying within the road right-of-way.
6. Rights of upstream and downstream riparian owners with respect to that certain lake and creeks traversing subject property.
7. Any and all easements, restrictions, covenants and rights of way of record.

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

And Grantor does, for itself and for its successors and assigns covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor 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, Grantor has hereunto set its hand and seal, this 18th day of Feb., 1992.

SOUTHTRUST BANK OF ALABAMA,
National Association

By William C. Patterson (Seal)
Its Executive Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Patterson, whose name as Executive Vice President of SouthTrust Bank of Alabama, National Association, a national banking association, 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, in such capacity and with full authority, executed the same voluntarily on the day the same bears date on behalf of the corporation.

Given under my hand and official seal this 18th day of Feb. 1992.

Notary Public

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THE ENTIRE PARCEL:

A PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, AND ALSO A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 1 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID 1/4 SECTION FOR 482.20 FEET TO THE POINT OF BEGINNING; THENCE TURN 80°43'13" RIGHT AND RUN SOUTHWESTERLY 344.34 FEET; THENCE TURN 82°23'00" RIGHT AND RUN NORTHWESTERLY 327.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIMES SETTLEMENT ROAD; THENCE TURN 89°49'37" LEFT AND RUN SOUTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY 876.92 FEET; THENCE TURN 25°17'49" RIGHT AND RUN NORTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY 326.90 FEET; THENCE TURN 15°23'52" RIGHT AND RUN NORTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY 418.87 FEET; THENCE TURN 10°48'58" RIGHT AND RUN NORTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY 280.69 FEET; THENCE TURN 7°30'31" LEFT AND RUN NORTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY 122.05 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE TURN 27°48'12" LEFT AND RUN WESTERLY ALONG SAID 1/4 LINE FOR 301.82 FEET TO THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE TURN 89°24'47" LEFT AND RUN SOUTHERLY ALONG THE WEST LINE OF SAID 1/4 SECTION FOR 2638.38 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE TURN 90°58'58" LEFT AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID 1/4 SECTION 2624.99 FEET TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE TURN 00°29'41" RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST 1358.72 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE TURN 89°07'32" LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION 160.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY #47; THENCE TURN 11°26'25" LEFT AND RUN NORTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY 277.03 FEET; THENCE TURN 104°48'18" LEFT AND RUN SOUTHWESTERLY 328.54 FEET; THENCE TURN 73°57'50" RIGHT AND RUN NORTHWESTERLY 80.64 FEET; THENCE TURN 74°18'18" RIGHT AND RUN NORTHEASTERLY 132.07 FEET; THENCE TURN 44°24'24" LEFT AND RUN NORTHWESTERLY 223.44 FEET; THENCE TURN 73°10'38" RIGHT AND RUN NORTHEASTERLY 275.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY #47; THENCE TURN 75°25'50" LEFT TO THE TANGENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1255.13 FEET AND RUN ALONG SAID CURVE AND SAID ROAD RIGHT-OF-WAY FOR 281.38 FEET TO A POINT OF TANGENT TO SAID CURVE THENCE RUN ALONG SAID TANGENT TO SAID CURVE AND SAID ROAD RIGHT-OF-WAY 1300.36 FEET; THENCE TURN 72°14'49" LEFT AND RUN SOUTHWESTERLY 538.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 191.32 ACRES.

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

92 FEB 18 PM 3:59

JUDGE OF PROBATE

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| 1. Deed Tax | \$185.00 |
| 2. Mtg. Tax | \$ |
| 3. Recording Fee | \$5.00 |
| 4. Indexing Fee | \$3.00 |
| 5. No Tax Fee | \$ |
| 6. Certified Fee | \$1.00 |
| Total | \$194.00 |