

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(No title examination)

SEND TAX NOTICE TO:

280 Partners
111-A Owens Parkway
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

25,000.00

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, Willow Creek, an Alabama General Partnership (hereinafter sometimes referred to as "Grantor"), in hand paid by 280 Partners, an Alabama General Partnership (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Any existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record; (3) That certain mortgage executed by Willow Creek Partnership, an Alabama partnership, to First Alabama Bank dated May 9, 1990, in the original principal amount of \$650,000.00 and recorded in Book 291, at Page 227, in the Office of the Judge of Probate of Shelby County, Alabama.

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

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1993-18373

06/23/1993-18373
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 86.50

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
as of the 30th day of June, 1990.

WITNESSES:

WILLOW CREEK, AN ALABAMA GENERAL
PARTNERSHIP

BY: ROY MARTIN CONSTRUCTION, INC.

Louise S. Carroll

By: Roy L. Martin
Roy L. Martin
As its President
(GENERAL PARTNER)

BY: WOOD, POWERS & HASTINGS
CONSTRUCTION, INC. (formerly Bama
Builders, Inc.)

Anne P. Marshall

By: Michael L. Wood
Michael L. Wood
As its President
(GENERAL PARTNER)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., a corporation, as General Partner of Willow Creek, an Alabama General Partnership, 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, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 17th of June, 1993.

Louise S. Carroll
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 1997.
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS.~~

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as President of Wood, Powers & Hastings Construction, Inc., a corporation, as General Partner of Willow Creek, an Alabama General Partnership, 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, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 17th of June, 1993.

Anne P. Marshall
Notary Public

My commission expires:

3/13/95

Exhibit "A"

A parcel of land located in Section 22, 23, 26 and 27, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SW corner of Lot 15, Block 4 of Dearing Downs Second Addition, as recorded in Map Book 9 page 33 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a northwesterly direction along the Westerly line of said Lot 15, a distance of 239.84 feet to a point on a curve, having a radius of 116.68 feet; thence 133 deg. 24 min. 48 sec. left to tangent of said curve, in a southwesterly direction along said curve to the right, a distance of 63.35 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve a distance of 16.06 feet to the beginning of a curve to the right, having a radius of 332.13 feet; thence in a southwesterly direction along said curve, a distance of 163.65 feet to end of said curve; thence 90 deg. left, in a southeasterly direction a distance of 11.00 feet; thence 90 deg. right, in a southwesterly direction a distance of 15.44 feet to the beginning of a curve to the left, having a radius of 25.00 feet; thence in a southwesterly direction along said curve, a distance of 38.83 feet to end of said curve; said point also being on the Easterly right of way line of Shelby County Highway No. 95, said point also being on a curve, having a radius of 2845.83 feet; thence in a southeasterly direction along said curve to the right, an along said right of way line a distance of 231.61 feet to end of said curve, said point also being the beginning of a curve to the left, having a radius of 25.00 feet; thence in a southeasterly direction and along said curve to the left, a distance of 38.84 feet to end of said curve, said point also being on the Northerly right of way line of Townhouse Road; thence in a easterly direction along a line tangent to said curve and along said right of way line a distance of 33.64 feet to the beginning of a curve to the left, having a radius of 161.66 feet; thence in a northeasterly direction along said curve to the left and along said right of way line a distance of 159.02 feet to end of said curve; thence continue in a northeasterly direction along a line tangent to said curve and along said right of way line a distance of 64.77 feet to the beginning of a curve to the right, having a radius of 151.28 feet; thence in a northeasterly direction along said curve to the right and along said right of way line, a distance of 113.09 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1993-18373

06/23/1993-18373
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 86.50