

Send tax notice to:

YELLOWLEAF ESTATES, INC  
2232 Cahaba Valley Dr  
B'ham, AL 35242

This instrument prepared by:  
 Charles A. J. Beavers, Jr.  
 Bradley, Arant, Rose & White  
 1400 Park Place Tower  
 Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

\$143,000.00

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James K. Montgomery, Jr. and wife, Cheryl B. Montgomery ("Grantors") do hereby grant, bargain, sell, and convey unto Yellowleaf Estates, Inc. ("Grantee"), subject to the matters hereinafter set forth, an undivided one-half interest in and to the real estate situated in Shelby County, Alabama, which is more particularly described on the attached Exhibit A.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever;  
 subject, however, to the following:

1. Current ad valorem taxes;
2. Easements, restrictions, set-back lines, rights-of-way and limitations of record;
3. The rights of others to the mineral and mining and other subsurface rights, if any, it being the intention of Grantors to convey only such subsurface rights to which Grantors have title.

Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

Inst # 1994-05516

02/18/1994-05516  
 10:38 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 003 MCD 156.50

BARW\_1/118433.1

Cahaba Title

Inst # 1994-05516

IN WITNESS WHEREOF, Grantors have executed these presents on or as of the  
14th day of February, 1994.

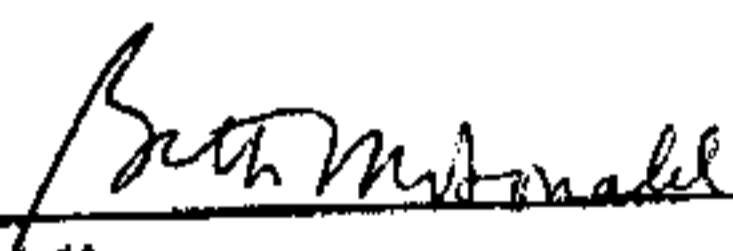
  
James K. Montgomery, Jr.

  
Cheryl B. Montgomery

TN  
STATE OF ~~ALABAMA~~ )  
Subs )  
JEFFERSON COUNTY )

I, the undersigned, hereby certify that James K. Montgomery, Jr. and Cheryl B. Montgomery, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 14th day of February, 1994

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 6/28/94

## EXHIBIT A

A parcel of land situated in Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a pine heart locally accepted to be the Southwest corner of said Section 34, thence run North along the West line of said Section 34 for a distance of 3,045.15 feet to an iron pin set at the point of beginning; thence continue North along the West line of said Section 34 for a distance of 1,608.15 feet to an iron pin set at the southeast corner of James K. Montgomery, Jr., Cheryl B. Turner and Charles T. Turner's property, said point being the Northwest corner of the South 1/2 of the NW 1/4 of the NW 1/4 of said Section 34; thence turn an angle to the right of 88 deg. 54 min. 18 sec. and run in an Easterly direction along the South line of Louis and Bonnie S. Tortorigi's property for a distance of 1,327.49 feet to a one-half inch iron pin found in a rock pile; thence turn an angle to the right of 91 deg. 09 min. 27 sec. and run in a Southerly direction along the West line of William Gregory, Michael Patrick and Stephen Eric McGrady's property and also along John A. Chesser, Jr.'s property for a distance of 1,452.11 feet to an iron pin set; thence turn an angle to the right of 57 deg. 57 min. 39 sec. and run in a Southwesterly direction along the Northwest line of Blanche Bradberry's property for a distance of 344.02 feet to an iron pin found; thence turn an angle to the left of 77 deg. 24 min. 00 sec. and run in a Southeasterly direction along the Southwest line of Blanche Bradberry's property for a distance of 358.46 feet to an iron pin set on the Northwest right of way of Shelby County Highway No. 39; thence turn an angle to the right of 73 deg. 19 min. 58 sec. and run in a Southwesterly direction along the Northwest line of said Highway No. 39 for a distance of 200.00 feet to an iron pin found; thence turn an angle to the right of 116 deg 17 min. 58 sec. and run in a Northwesterly direction along the Southeast line of J.B. Max and Brenda A. Gandy's property for a distance of 156.48 feet to an iron pin found; thence turn an angle to the left of 22 deg 07 min. 50 sec. and run in a Northwesterly direction along the Northeast line of J.B. Max and Brenda A. Gandy's property for a distance of 70.19 feet to an iron pin found; thence turn an angle to the left of 89 deg. 53 min. 41 sec. and run in a Southwesterly direction along the Northwest line of J.B. Max and Brenda A. Gandy's property for a distance of 90.04 feet to an iron pin found; thence turn an angle to the right of 89 deg. 57 min. 38 sec. and run in a Northwesterly direction along the Northeast line of Florence G. Grant's property for a distance of 134.99 feet to an iron pin found; thence turn an angle to the left of 95 deg. 18 min. 00 sec. and run in a Southwesterly direction along the Northwest line of Florence G. Grant's property for a distance of 184.93 feet to an iron pin found; thence turn an angle to the right of 126 deg. 37 min. 30 sec. and run in a Northerly direction along the East line of Norma L. Roger's property for a distance of 341.41 feet to an iron pin found; thence turn an angle to the left of 87 deg. 52 min. 58 sec. and run in a Westerly direction along the North line of Norma L. Roger's property for a distance of 210.37 feet to an iron pin found; thence turn an angle to the left of 91 deg. 52 min. 40 sec. and run in a Southerly direction along the West line of Norma L. Roger's property for a distance of 90.02 feet to an iron pin found; thence turn an angle to the right of 93 deg. 39 min. 46 sec. and run in a Westerly direction along the North line of Chester and Mildred Johnson's property for a distance of 418.62 feet to the point of beginning. Said property being situated in the South 1/2 of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

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