

Send Tax Notice To:

Indian Ridge Company, L.L.C.  
c/o James R. Moncus, Reg. Agt.  
1318 Alford Avenue #102  
Birmingham, AL 35226

This instrument was prepared by:  
Claude McCain Moncus, Esq.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209

# 700,000.00

Inst # 1994-06979

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James R. Moncus, Jr.**, a married person, and **Claude McCain Moncus**, a married person (herein referred to as Grantors) do grant, bargain, sell and convey unto **Indian Ridge Company, L.L.C.**, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

This property is not the Homestead of Grantors herein, nor their spouses.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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**, the undersigned have hereto set their hands and seals this 3 day of March, 1994.

  
JAMES R. MONCUS, JR.

  
CLAUDE MCCAIN MONCUS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James R. Moncus, Jr.**, a married person, and **Claude McCain Moncus**, a married person, whose names 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 3 day of March, 1994.

  
Notary Public

My Commission Expires: 10/19/97

103/03/1994-06979  
01:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 711.00

LEGAL DESCRIPTION

33.911 Acres Located on Highway 119, Shelby County, AL described as follows:

A parcel of land situated in the Northwest 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 28, Township 19 South, Range 2 West, said corner being 3" capped iron; thence run Westerly along the North line of said 1/4 1/4 section line for 483.07 feet to a 3/4" Crimp Iron; thence 92 degrees 03'18" left and run Southerly for 88.00 feet to an old axle hub corner, said axle hub corner being the most Northerly corner of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama; thence 25 degrees 34'13" left and run Southeasterly along the East line of said Indian Highlands Estates for 2,214.76 feet, measure, 2,214.54 feet record, to a rebar iron at the Southeasterly corner of Lots 19 and 20 of said Indian Highlands Estates; thence continue Southeasterly along the last stated course for 595.38 feet to a 1/2" rebar with a Joseph A. Miller, Jr. CAP, Ala. Reg. No. 2875, said rebar being on the North right of way line of Alabama Highway 119; thence 97 degrees 03'09" left and run Northeasterly along said right of way line for 371.29 feet to a 1/2" rebar, said rebar being 376.45 feet (as measured along said right of way line) Southwest of the intersection of said North right of way line of Alabama Highway 119 and the East line of the Northwest 1/4 of said Section 28; thence 75 degrees 19'20" left and run Northwesterly along the West line of a survey dated June 26, 1981, by Donald L. Hadden, Reg. No. 9681, and along the East line of said property being described for 2,517.01 feet measure, 2,516.19 feet record, to a 1/2" rebar iron on the North line of said Northwest 1/4 of Section 28; thence 70 degrees 04'59" measured, 70 degrees 04'30" record, left and run Westerly along said Section line for 271.03 feet to the point of beginning.

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**EXHIBIT A**