

This instrument was prepared by:
Bruce L. Gordon, Esquire
Gordon, Silberman, Wiggins
& Childs, P.C.
1400 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:
Charles W. Daniel
Managing Member, Crest Ridge
Associates, L.L.C.
820 Shades Creek Parkway
Suite 1200
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Million Two Hundred Fifty Thousand and No/100s Dollars (\$1,250,000.00) to the undersigned Grantor, CREST RIDGE, INC., a corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CREST RIDGE ASSOCIATES, L.L.C. (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

For the point of beginning commence at the NE corner of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence N89°07'51"W on the north boundary of said section a distance of 550.00 feet to a point; thence S39°20'29"W a distance of 3057.84 feet to a point; thence S55°43'23"E a distance of 884.98 feet to a point; thence N42°37'03"E a distance of 2554.40 feet to a point on the east boundary of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence N01°37'07"E on the east boundary of said section a distance 975.59 feet to the point of beginning.

All lying and being in Section 27, Township 18 South, Range 1 West, Shelby County, Alabama and containing 67.90 acres, more or less.

plus:

PARCEL A

Parcel A according to the survey recorded in Map Book 17, page 148 in the Probate office of Shelby County, Alabama and more particularly described as follows:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast Corner of said Section 22 and run North 33°24'28" West along the South Line of said Section 22 for a distance of 550.00 feet; thence run South 84°56'08" East for a distance of 342.17 feet; thence run South 5°03'52" West for a distance of 430.60 feet to the Point of Beginning. Said parcel contains 1.69 acres.

plus:

PARCEL D

Parcel "D" according to the map and survey recorded on Map Book 17, page 148 in the Probate Office of Shelby County, Alabama, and more particularly described as follows:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest Corner of said Section 26 and run South 5°03'52"

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West for a distance of 334.47 feet; thence run North 82°42'05" West for a distance of 411.96 feet to a point on the West Line of said Section 26; thence run North 57°20'30" East along said West Line for a distance of 520.42 feet to the Point of Beginning. Said parcel contains 1.58 acres.

plus:

All other lands of the Grantor not particularly described herein but contiguous to the above described lands and commonly known as The Crest At Greystone, First Addition.

SUBJECT TO: (1) Taxes and assessments for the year 1994 and subsequent years, not yet due and payable, (2) Fire district dues and library district assessments for the current year and all subsequent years thereafter, (3) Mining and mineral rights not owned by Grantor, and (4) Easements, restrictions, covenants and rights-of-way of record.

The consideration set out above is represented by a purchase money mortgage filed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; and that it 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, the said GRANTOR, by Charles W. Daniel, its President, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 7th day of JUNE, 1994.

CREST RIDGE, INC.

ATTEST:

By: Charles W. Daniel
Its: PRESIDENT

Its: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles W. Daniel, whose name as President, of CREST RIDGE, INC., a corporation, 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.

Given under my hand and official seal, this the 7th day of JUNE, 1994.

B. M. Hurd
Notary Public 12/4/94

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