

WARRANTY DEED

Send Tax Notice To: William V. Dillard
c/o Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

157,500

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN AND 00/100 (\$ 10.00) DOLLARS, in cash, and in accordance with the terms of an integrated plan to effect a Section 1031 tax free exchange, to which the parties have previously agreed, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, HAROLD L. RIDGEWAY, WHO IS ONE AND THE SAME PERSON AS HAROLD RIDGEWAY AND WIFE, SANDRA T. RIDGEWAY, WHO IS ONE AND THE SAME PERSON AS SANDRA RIDGEWAY, (herein referred to as Grantors), grant, bargain, sell and convey unto WILLIAM V. DILLARD, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT I:

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East; thence run South along the East line of said section a distance of 1988.41 feet to a point; thence run West, parallel with the North line of said above designated section, a distance of 110 feet, more or less, to an existing fence, which is the point of beginning of the parcel herein described; thence run Southerly along said fence a distance of 490 feet, more or less, to a point on the North right of way line on the A.C.L. Railroad; thence run Southwesterly along the North line of said railroad right of way a distance of 1,388 feet, more or less, to the West line of the NE Quarter of the SE Quarter of said Section 22; thence run North along the West line of the NE Quarter of SE Quarter a distance of 470.28 feet to the Northwest corner thereof; thence continue North along the West line of the SE Quarter of NE Quarter of said Section 22 a distance of 664.20 feet to the Southeast corner of the North Half of the SW Quarter of the NE Quarter of said Section 22; thence run West along the South line of the North Half of the SW Quarter of the NE Quarter of said Section 22 a distance of 650 feet, more of less, to the East line of a gravel road; thence run Northerly along the West line of said gravel road a distance of 410 feet, more or less, to a point; thence turn an angle or 19 degrees 24 minutes 50 seconds to the right and run along said road a distance of 206.25 feet; thence turn an angle of 23 degrees 33 minutes 30 seconds to the left and run along said road a distance of 562.25 feet; thence turn an angle of 2 degrees 12 minutes 30 seconds to the left and run along said road a distance of 270.45 feet; thence turn an angle of 94 degrees 34 minutes 45 seconds to the right and run a distance of 367 feet; thence turn an angle of 78 degrees 20 minutes 23 seconds to the left and run a distance of 264.55 feet; thence turn an angle of 88 degrees 42 minutes to the right and run a distance of 146.89 feet to a point on the West right of way to Alabama Power Company transmission line easement; thence turn an angle of 112 degrees 50 minutes to the left and run along said Alabama Power Company transmission line easement a distance of 227.74 feet to a point on the South right of way line of Shelby County Highway No 62;

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thence turn an angle of 112 degrees 50 minutes to the right and run along said highway right of way a distance of 108.48 feet to the East right of way line of A.P.C. transmission line easement; thence turn an angle of 67 degrees 10 minutes to the right and run along the East line of A.P.C. transmission line easement a distance of 227.74 feet; thence turn an angle of 67 degrees 10 minutes to the left and run a distance of 382.82 feet to an existing fence; thence run Southerly along said fence and an extension thereof a distance of 1098.75 feet, more or less, to a point on the South line of the NE Quarter of NE Quarter of said Section 22; thence run East along the South line of said NE Quarter of NE Quarter of said Section 22, a distance of 730 feet, more or less, to a point on an existing fence; thence run Southerly along said existing fence and an extension thereof a distance of 660 feet to a point due West of the point of beginning; thence run East 420 feet, more or less, to the point of beginning.

TRACT II:

Five (5) acres in the NE corner of the SE 1/4 of NE 1/4 of Section 22, Township 19, Range 2 East, being 110 yards wide East and West and 220 yards long North and South.

TRACT III:

All that part of the SW 1/4 of the NW 1/4 of Section 23, Township 19, Range 2 East lying Southeast of the Atlantic Coast Line Railroad.
Situated in Shelby County, Alabama.

TRACT IV:

All that part of the NE 1/4 of SE 1/4, Section 22, Township 19 South, Range 2 East, that lies South of the Atlantic Coast Line Railroad right of way.
Situated in Shelby County, Alabama.

TRACT V:

The SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East.
ALSO, Beginning at the Northeast corner of the SW 1/4 of SE 1/4 of Section 22, Township 19 South, Range 2 East, and running West 110 yards; thence South 440 yards; thence East 110 yards; thence North 440 yards to the point of beginning. Being a part of the SW 1/4 of SE 1/4 of Section 22, Township 19 South, Range 2 East.
ALSO, the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 East.

All Tracts being located in Shelby County, Alabama.

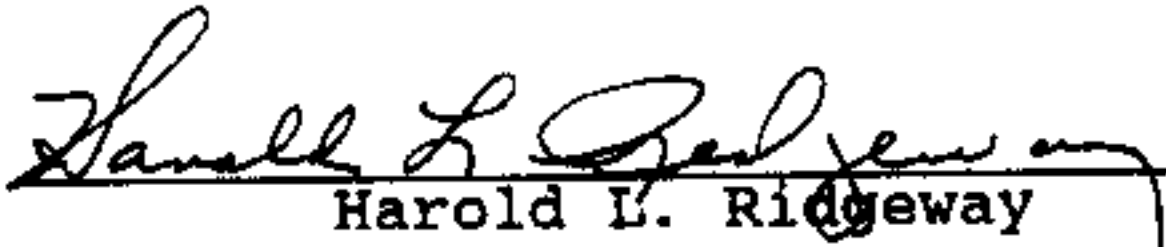
Subject to: 1. Ad Valorem Taxes for the Year 1995, which said taxes are not due or payable until October 1, 1995. 2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 129, Page 157; Deed Book 172, Page 189; Deed Book 242, Page 916; Deed Book 242, Page 919; Deed Book 82, Page 49; Deed Book 101, Page 102; and Deed Book 107, Page 312 (TRACT I) 3. Oil, gas and mineral lease as recorded in Deed Book 328, Page 900 (TRACT I). 4. Right of Way to Shelby County, Alabama in Deed Book 70, Page 35; and Deed Book 117, Page 92 (TRACT I). 5. Oil, gas and mineral lease as recorded in Deed Book 326, Page 734 (TRACT II and TRACT III). 6. Oil,

gas and mineral lease as recorded in Deed Book 326, Page 730 (TRACT IV and TRACT V). 7. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 81, Page 579 (TRACT 4).

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of November, 1994.

 (SEAL)
Harold L. Ridgeway

 (SEAL)
Sandra T. Ridgeway

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold L. Ridgeway and wife, Sandra T. Ridgeway, 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 2nd day of November, 1994.


Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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