

Send Tax Notice To: Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

157,500

Inst # 1994-32785

KNOW ALL MEN BY THESE PRESENTS That in consideration of TEN AND 00/100 (\$ 10.00) DOLLARS and in partial fulfillment of an integrated plan to effect a Section 1031 tax free exchange, paid to WILLIAM V. DILLARD, A MARRIED MAN (hereinafter called Grantor), by SHERMAN HOLLAND, JR. (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple, together with every contingent remainder and right of reversion, 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 of 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; 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.

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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 are situated 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

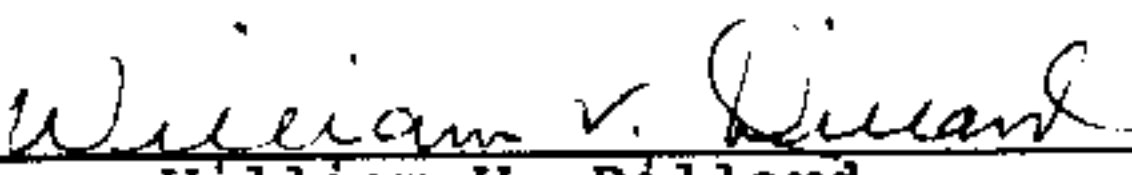
81, Page 579 (TRACT 4).

THIS PROPERTY IS NOT NOW, NOT HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

To have and to hold to the Grantee in fee simple, and to the Grantee's heirs and assigns forever, together with every contingent remainder and right of reversion.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of November, 1994.



William V. Dillard

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William V. Dillard, whose name 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 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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