

THIS INSTRUMENT PREPARED BY:
PAUL B. SHAW, JR.
ATTORNEY AT LAW
810 PARK PLACE TOWER
2001 PARK PLACE NORTH
Birmingham, Alabama 35203
(205)322-2772

Inst # 1994-36979

12/20/1994-36979

11:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 SNA 305.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

THIS INDENTURE, made and entered into on this the 20th day of December, 1994, by and between **DOUBLE MOUNTAIN, L.L.C.**, a limited liability company, hereinafter referred to as "Grantor" and **Laurence D. Weygand**, hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF the payment of **TWO HUNDRED NINETY ONE THOUSAND SEVEN HUNDRED TWENTY AND 00/100 DOLLARS (\$291,720.00)**, by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the Grantee, the real estate situated in Shelby County, Alabama, described as follows:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH AND EAST OF COUNTY ROAD 336 IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SITUATED IN SHELBY COUNTY, ALABAMA, BEING 171.6 ACRES MORE OR LESS; ALSO KNOWN AS TIMBER TRACT #1, ACCORDING TO THE MAP OF DOUBLE MOUNTAIN, L.L.C. TIMBER TRACT SURVEY, AS RECORDED IN MAP BOOK 19, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; (INCLUDING MINERAL AND MINING RIGHTS).

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, his successors and assigns in fee simple, forever.

THIS CONVEYANCE IS MADE SUBJECT, HOWEVER, to the following, which are specifically excepted:

1. All easements, restrictions, rights-of-way, roadways, ~~public utilities~~ and other easements heretofore filed for record which affect such property, ad valorem taxes as may be assessed or become due after the date hereof, ~~and all liens therefor~~, including any additional taxes levied as a result of the conversion of the property from its current use, all of which shall be paid by Grantec, other than the 1994 ad valorem taxes based on the current use assessment which have been paid by Grantor to the extent of such current use assessment, and any exceptions listed in any title commitment obtained by Grantee; and

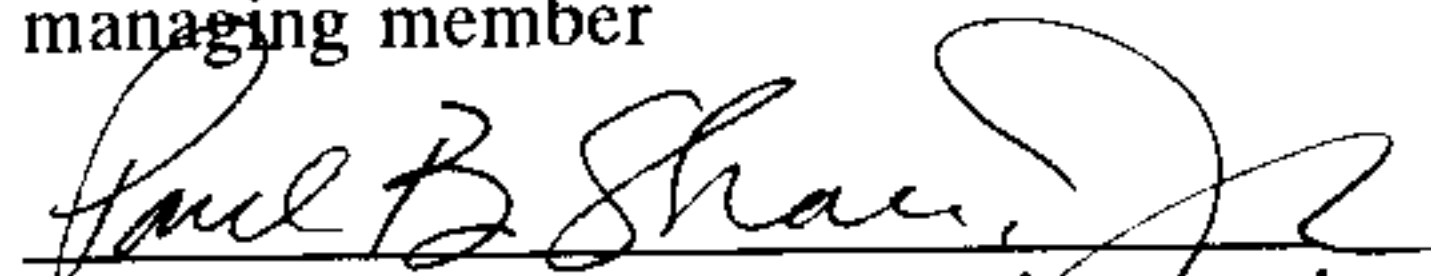
2. All timber on the property which has been offered for bid by Double Mountain, L.L.C. or all timber on which bids have been accepted by Double Mountain, L.L.C. or all timber on said property which has already been sold by Double Mountain, L.L.C., and with a specific reservation of the right by Double Mountain, L.L.C. or any purchaser of timber from Double Mountain, L.L.C. to ingress and egress to harvest the timber during the term of the timber contracts, approximately 36 months, more or less.

3. Any and all exceptions listed in the title opinion provided by Lawyers Title Insurance Corporation, commitment case number 94-1977.

IN WITNESS WHEREOF, Double Mountain, L.L.C. has caused these presents to be executed by its managing member.

GRANTOR:

DOUBLE MOUNTAIN L.L.C., by its
managing member


Paul B. Shaw, Jr., as managing member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, DENISE DAVIS, a Notary Public in and for said County in said State, hereby certify that Paul B. Shaw, Jr., as managing member of Double Mountain, L.L.C., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 20th day of December, 1994.

WARRANTY DEED
DOUBLE MOUNTAIN, L.L.C. TO LAURENCE D. WEYGAND
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NOTARIAL SEAL

Danise Davis
NOTARY PUBLIC
My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Dec. 29, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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