

4 201000-

This instrument was prepared by:
Leonard Wertheimer, III
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:

Bearden Family Partnership, Ltd.
3494 Bearden Lane
Helena, Alabama 35080

WARRANTY DEED

Inst # 1994-37673

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Joel E. Bearden and Irene L. Bearden, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell and convey unto the Bearden Family Partnership, Ltd., an Alabama general partnership, (herein referred to as "Grantee", whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD UNTO the grantee and the heirs and assigns of the grantee forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the grantee and the grantee's 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 grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 29 day of December, 1994.

WITNESSES:

Joel E. Bearden (SEAL)
Joel E. Bearden

Irene L. Bearden (SEAL)
Irene L. Bearden

Josephine B Wells
John L. Bearden Jr

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel E. Bearden and Irene L. Bearden, husband and wife, 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 29th day of December, 1994.

[Signature]
Notary Public
My Commission Expires: 10 22-96

Inst # 1994-37673

12/29/1994-37673
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 38.00

DESCRIPTIONS

Parcel A: All of the SE1/4 of Section 2, T-20S, R-3W, lying northwest of Alabama Highway 261 (40.7 acres, more or less)

Parcel B: All of the E1/2 of the SW1/4 of Section 2, T-20S, R-3W, except a 14 acre tract in the northwest corner where properties have been previously conveyed, all of which are contained in the following description: Begin at the Northwest Corner of the NE1/4 of the SW1/4, Section 2, T-20S, R-3W; thence run southerly along the west boundary of the E1/2 of the SW1/4 of said Section 2 for 1419.25 feet; thence turn an angle of 65 degrees 44 minutes 53 seconds to the left and run 71.80 feet; thence turn an angle of 90 degrees to the left and run 660.06 feet; thence turn an angle of 6 degrees 41 minutes 53 seconds to the right and run 951.74 feet to a point on the north boundary of aforementioned E1/2 of the SW1/4; thence turn an angle of 118 degrees 49 minutes 15 seconds to the left and run westerly along the north boundary of said E1/2 of SW1/4 for 826.62 feet to the point of beginning. Parcel B contains 66.4 acres, more or less.

Parcel C: All that portion of the SW1/4 of SE1/4, Section 2, T-20S, R-3W, and that portion of the NW1/4 of NE1/4 & NE1/4 of the NW1/4, Section 11, T-20S, R-3W, lying east of Alabama Highway 261 and west of County Highway 105 being more particularly described as follows: Begin at the Southeast Corner of the NE1/4 of NW1/4, Section 11, T-20S, R-3W; thence run west along the south boundary of said 1/41/4 section for 641.87 feet to the point of intersection with the southeast right-of-way line of Alabama Highway No. 261; thence turn an angle of 120 degrees 50 minutes 17 seconds to the right and run along said right-of-way along a curve to the right, having a central angle of 2 degrees 23 minutes 38 seconds and a radius of 2824.79 feet, for an arc distance of 118.03 feet; thence continue along said right-of-way along a tangent for 520.10 feet; thence continue along said right-of-way along a curve to the left, having a central angle of 9 degrees 02 minutes and a radius of 2904.79 feet, for an arc distance of 457.97 feet; thence continue along said right-of-way along a tangent for 1337.25 feet; thence turn an angle of 2 degrees 29 minutes to the left and continue along said right-of-way for 186.38 feet; thence turn an angle of 55 degrees 53 minutes 23 seconds to the right and run 76.28 feet to a point on the west right-of-way line of County Highway No. 105; thence turn an angle

of 61 degrees 34 minutes 02 seconds to the right and run along said County right-of-way along a curve to the right, having a central angle of 51 degrees 45 minutes 48 seconds and a radius of 282.81 feet, for an arc distance of 255.50 feet; thence continue along said right-of-way along a tangent for a distance of 268.10 feet; thence turn an angle of 11 degrees 25 minutes 59 seconds to the left and continue along said right-of-way for 51.04 feet; thence turn an angle of 11 degrees 25 minutes 59 seconds to the right and continue along said right-of-way along a tangent for 792.71 feet; thence continue along said right-of-way along a curve to the left, having a central angle of 21 degrees 11 minutes 42 seconds and a radius of 1949.86 feet, for an arc distance of 721.30 feet; thence turn an angle of 10 degrees 30 minutes 20 seconds to the right and continue along said right-of-way along a tangent for 52.13 feet; thence turn an angle of 62 degrees 28 minutes 54 seconds to the right and leaving said right-of-way run 535.08 feet to the point of beginning. (27.1 acres)

Parcel D: All that portion of the NW1/4 of the NE1/4, Section 11, T-20S, R-3W, lying east of County Highway 105. (22.3 acres, more or less)

Parcel E: NE1/4 of the NE1/4, Section 10, T-20S, R-3W. (40.2 acres, more or less)

Parcel F: That portion of the N1/4 of Section 11, T-20S, R-3W, lying northwest of Alabama Highway 261. (69.6 acres, more or less)

Parcel G: That portion of the S1/2 of the NW1/4, Section 11, T-20S, R-3W, lying northwest of Alabama Highway 261 and north of the line described in the Quitclaim Deed as Parcel F, recorded in Real Book 380, Page 163, in the Office of Probate, Shelby County Courthouse, Columbiana, Alabama. (5 acres, more or less)

Parcel H: That portion of the N1/2 of the SW1/4, Section 11, T-20S, R-3W, lying southeast of Alabama Highway 261, except parcel previously conveyed for a public school, and except a 2.9 acre parcel described as follows: Begin at the Northeast Corner of the NW1/4 of the SW1/4, Section 11, T-20S, R-3W; thence run westerly along the northern boundary of said 1/41/4 for 146.96 feet to a point on the southeast right-of-way line of Alabama Highway 261; thence turn an angle of 53 degrees 59 minutes 48 seconds to the left and run along said right-of-way for 179.51 feet; thence turn an angle of 98 degrees 28 minutes 22 seconds to

the left and run 458.26 feet; thence turn an angle of 90 degrees to the left and run 402.64 feet to a point on the north boundary line of the NE1/4 of the SW1/4, Section 11, T-20S, R-3W; thence turn an angle of 117 degrees 31 minutes 50 seconds to the left and run 340.00 feet to the point of beginning. Parcel H contains 39.8 acres, more or less.

Parcel J: That portion of the S1/2 of the SW1/4, Section 11, T-20S, R-3W, except for a 10 acre parcel described as follows: Begin at the Northwest Corner of the SW1/4 of the SW1/4, Section 11, T-20S, R-3W; thence run easterly along the north boundary line of said 1/41/4 for 660 feet; thence run South 24 degrees 41 minutes West for 1469.9 feet to the southwest corner of said 1/41/4; thence run northerly along the west boundary line of said 1/41/4 for 1333 feet to the point of beginning. Parcel J contains 70.3 acres, more or less.

Parcel K: That portion of the SE1/4 of the NE1/4, Section 15, T-20S, R-3W, lying north of Buck Creek and south of the south boundary line as described in a Quitclaim Deed as Parcel C, recorded in Real Book 380, Page 163, in the Office of Probate, Shelby County Courthouse, Columbiana, Alabama. (8 acres, more or less)

PARCELS A THRU K CONTAIN A TOTAL OF 389.4 ACRES, MORE OR LESS.

Inst # 1994-37673

12/29/1994-37673
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 38.00