

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Hill Investments, L.L.C.
P.O. Box 135
(Address) Goodwater AL 35072

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Samuel Earl Niven and wife, June C. Niven

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hill Investments, L.L.C.

(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" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1995 and subsequent years. Subject also to transmission line permits, rights of way, easements, and restrictions of record. Title to minerals and mining rights previously conveyed.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1995-16597

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 23rd day of June, 1995

(Seal) Samuel Earl Niven (Seal)
Samuel Earl Niven
(Seal) June C. Niven (Seal)
June C. Niven

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Samuel Earl Niven and wife, June C. Niven 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 23rd day of June, A. D., 1995

Notary Public signature and seal area

Inst # 1995-16597

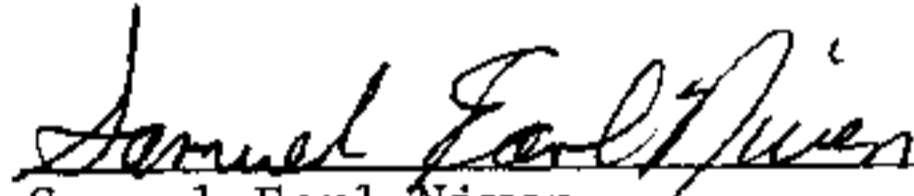
WTA

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 27; thence North 00 degrees 34 minutes 22 seconds East, a distance of 840.79 feet to the Northerly right of way of U.S. Highway 280, said point also being the point of beginning; thence South 71 degrees 37 minutes 40 seconds East, along said right of way, a distance of 106.91 feet; thence North 81 degrees 48 minutes 25 seconds East, along said right of way, a distance of 312.63 feet; thence North 42 degrees 50 minutes 32 seconds East a distance of 113.37 feet to the North right of way of U.S. Highway 280; thence North 8 degrees 39 minutes 03 seconds West, along said right of way, a distance of 66.34 feet to the South right of way Chesser Road, a point on a curve to the left, said curve having a delta angle of 06 degrees 45 minutes 59 seconds, and radius of 1283.60 feet; thence along said right of way and around said curve an arc distance of 151.59 feet; thence North 82 degrees 31 minutes 57 seconds East, along said right of way a distance of 120.26 feet to the East right of way of Old Harpersville Road; thence South 48 degrees 21 minutes 53 seconds West, along said right of way, a distance of 80.08 feet to a point on a curve to the left, said curve having a delta angle of 04 degrees 28 minutes 31 seconds, a radius of 2748.24 feet; thence along said right of way and around said curve an arc distance of 214.66 feet to the point of beginning.
Situated in Shelby County, Alabama.

According to survey of Richardson Surveying & Engineering Co., Inc., dated April 13, 1995.

SIGNED FOR IDENTIFICATION:


Samuel Earl Niven


June C. Niven

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