

WARRANTY DEED

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE MILLION FOUR HUNDRED TWENTY-ONE THOUSAND SIXTY FOUR and 00/100 (\$1,421,064.00) and other good and value consideration the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT J. DOW, a married man, GILDER L. WIDEMAN, a married man, ELMAR LAWACZECK, a married man, and STACY J. CHILDS, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RED MOUNTAIN CORPORATION, a Georgia corporation doing business in Alabama as Red Mountain Corporation of Georgia (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto

Subject to:

1. Taxes for the current year and subsequent years
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 124, Page 548 and in Deed Book 153, Page 380 (affects NE 1/4 of NE 1/4, Section 14, Township 14, Township 21 South, Range 3 West).
3. Right-of-way granted to Shelby County as recorded in Deed Book 216, Page 559 and Deed Book 216, Page 578.
4. Easement to Alabama Power Company as shown in Lis Pendens Book 6, Page 306 (affects NE 1/4 of NE 1/4, Section 14 and East 1/2 of NW 1/4 of NW 1/4 of NE 1/4, Section 13, Township 21 South, Range 3 West).
5. Easements to Alabama Power Company as recorded in Deed Book 333, Page 826 and in Deed Book 340, Page 609.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 60, Deed Book 121, Page 39, Deed Book 124, page 547 and in Deed Book 133, Page 423.
7. Permit to L & N Railroad as recorded in Deed Book 155, Page 221.
8. Easements to Southern Natural Gas Corporation as described in Deed Book 90, Page 298, Deed Book 90, Page 311, Deed Book 90, Page 459 and Deed Book 99, Page 479 (affects East 1/2 of SW 1/4; SE 1/4 of NW 1/4; NE 1/4 of NE 1/4 and South 1/2 of NE 1/4, Section 13, Township 21 South, Range 3 West).
9. Any common law statutory right of access to Interstate Highway Project I-65, relinquished by deed or order of condemnation.
10. Transmission line permits to Alabama Power Company as recorded in Deed Book 142, Page 89 and Deed Book 205, Page 662 (affects SW 1/4 of SE 1/4, Section 12, Township 21 South, Range 3 West).

The above and foregoing property does not represent homestead of the grantors or their spouses as set out in the Constitution of the State of Alabama and Code of Alabama, 1975, Section 6-10-2.

TO HAVE AND TO HOLD to 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

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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 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, I/we have hereunto set my/our hand(s) and seal(s), this 28th day of August, 1995.

Henry J. Child (Seal)

[Signature] (Seal)

Gilder L. Wideman (Seal)

_____ (Seal)

Elmar Lawaczek (Seal)

_____ (Seal)

STATE OF ALABAMA) General Acknowledgment

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow, a married man, Gilder L. Wideman, a married man, and Elmar Lawaczek, a married man, 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 1st day of Sept., 1995.

Jami W. Gibson
Notary Public

My commission expires: 2/18/97

STATE OF Wyoming) General Acknowledgment

COUNTY OF Laramie)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Stacy J. Child, a married man, 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 same bears date.

Given under my hand and official seal this 28th day of August, 1995.

Roxmary A. Kline
Notary Public

My commission expires: 31 July 1996

Send Tax Notice To:
Red Mountain Corporation
Attn: Rowan Smith
4200 Colonnade Parkway
Suite 100
Birmingham, AL 35243

This Instrument Prepared By:
Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35226

EXHIBIT "A"

PARCEL A:

Begin at the Southeast corner of the SW 1/4 of Section 13, Township 21 south, Range 3 West; thence proceed Northerly along the East boundary of said SW 1/4 for 2703.83 feet to a point, being the Northeast corner of said SW 1/4; thence turn an angle of 92 degrees 23 minutes 12 seconds to the right and run Easterly along the South boundary of the NE 1/4 of Section 13, Township 21 South, Range 3 West for 2683.17 feet to a point, being the Southeast corner of said NE 1/4; thence turn an angle of 92 degrees 22 minutes 37 seconds to the left and run Northerly along the East boundary of Section 13 for 753.96 feet to the point of intersection with the Southwest right-of-way (R.O.W.) line of Interstate Highway 65 (I-65); thence turn an angle of 1 degree 54 minutes 01 seconds to the left and run Northerly along said R.O.W. for 39.00 feet to a concrete R.O.W. marker; thence turn an angle of 33 degrees 29 minutes 38 seconds to the left and continue along said R.O.W. for 1504.40 feet to the point of intersection with the South R.O.W. line of the CSX Transportation Railroad, being a concrete R.O.W. marker; thence turn an angle of 49 degrees 56 minutes 26 seconds to the left and run Westerly along said Railroad R.O.W. for 1773.98 feet to a point; thence continue along said Railroad R.O.W. along a curve to the right having a radius of 1960.08 feet and a central angle of 41 degrees 57 minutes 44 seconds, for an arc distance of 1435.52 feet to a point; thence continue along said Railroad R.O.W. along a tangent for 99.31 feet to the point of intersection with the North boundary line of Section 13, Township 21 South, Range 3 West; thence turn an angle of 45 degrees 22 minutes 49 seconds to the left and run Westerly along the North boundary of said Section 13 for 1209.39 feet to a point on the Southeast R.O.W. line of County Highway No. 26; thence turn an angle of 24 degrees 41 minutes 05 seconds to the left and run along said County Highway R.O.W. along a curve to the left, having a radius of 1105.92 feet and a central angle of 12 degrees 19 minutes 40 seconds, for an arc distance of 237.95 feet to a point; thence continue along said R.O.W. along a tangent for 1330.97 feet to the point of intersection with the West bank of Buck Creek; thence turn an angle of 95 degrees 43 minutes 53 seconds to the left and run Southeasterly along the West bank of Buck Creek for a chord distance of 549.54 feet to an iron set on the West bank of Buck Creek, said point also being on the North boundary line of the SE 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West;

CONTINUED:

thence turn an angle of 132 degrees 37 minutes 56 seconds to the right, from the extended chord, and run Westerly along the North boundary of said SE 1/4 of NE 1/4 of Section 14 for 591.35 feet the Northwest corner of said SE 1/4 of the NE 1/4; thence turn an angle of 91 degrees 10 minutes 05 seconds to the left and run Southerly along the West boundary of said SE 1/4 of NE 1/4 for 1327.28 feet to an iron set being the Southwest corner of said SE 1/4 of NE 1/4, Section 14; thence turn an angle of 88 degrees 54 minutes 34 seconds to the left and run Easterly along the South boundary of said SE 1/4 of NE 1/4 for 537.00 feet to the point of intersection with the North boundary of Scottsdale Subdivision, Second Addition, as recorded in Map Book 7, Page 118, in the Office of Probate, Shelby County, Alabama; thence turn an angle of 1 degree 32 minutes 03 seconds to the left and run along the North boundary of said Scottsdale Subdivision, Second Addition, for 725.55 feet to a point, being the Northeast corner of said subdivision; thence turn an angle of 91 degrees 07 minutes 13 seconds to the right and run along the East boundary of said subdivision for 19.42 feet to a point on the South boundary line of the SE 1/4 of the NE 1/4, Section 14, Township 21 South, Range 3 West; thence turn an angle of 90 degrees 24 minutes 30 seconds to the left and run 71.16 feet to a concrete monument found, said monument being 2.99 feet North and 1.11 feet West of the computed quarter-quarter corner; thence continue along the last described course for 1.11 feet to a point on the East boundary of the West 1/4 of Section 13, Township 21 South, Range 3 West; thence turn an angle of 87 degrees 38 minutes 04 seconds to the right and run Southerly for 2678.77 feet to a concrete monument found, said monument being 1.68 feet North and 2.80 feet East of the computed quarter-quarter corner; thence continue along the last described course for 1.79 feet to a point on the South boundary line of Section 13, Township 21 South, Range 3 West; thence turn an angle of 86 degrees 25 minutes 16 seconds to the left and run Easterly along the South boundary line of Section 13, Township 21 south, range 3 West; thence turn an angle of 86 degrees 25 minutes 16 seconds to the left and run Easterly along the South boundary of said Section 13 for 1339.87 feet to the point of beginning.

Said parcel of land is lying in the East 1/2 of the SW 1/4 and the North 1/2 of Section 13, Township 21 South, Range 3 West; and the East 1/2 of NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

Commence at the Northeast corner of Section 14, Township 21 South, Range 3 West; thence run Southerly along the East section line a distance of 525.56 feet; thence 90 degrees right a distance of 589.21 feet to the point of beginning on the Southerly right-of-way of Shelby County Highway No. 26; thence an interior angle right Southeasterly of 54 degrees 12 minutes 20 seconds a distance of 1215.36 feet to the centerline of a creek; thence 108 degrees 23 minutes 23 seconds right for 69.36 feet; thence 31 degrees 48 minutes 48 seconds left along the centerline of a creek a distance of 91.41 feet; thence 39 degrees 46 minutes 24 seconds right along the centerline of a creek a distance of 133.16 feet; thence 15 degrees 43 minutes 44 seconds left along the centerline of a creek a distance of 87.12 feet; thence 30 degrees 28 minutes 29 seconds right along the centerline of a creek a distance of 57.89 feet; thence 39 degrees 23 minutes 26 seconds right along the centerline of a creek a distance of 121.92 feet; thence 44 degrees 15 minutes 08 seconds right along the centerline of a creek a distance of 57.13 feet; thence 44 degrees 44 minutes 22 seconds right along the centerline of a creek a distance of 67.60 feet thence 12 degrees 23 minutes 41 seconds left along the centerline of a creek a distance of 79.01 feet; thence 42 degrees 58 minutes 16 seconds left along the centerline of a creek a distance of 54.76 feet; thence 43 degrees 28 minutes 24 seconds left along the centerline of a creek a distance of 89.74 feet; thence 20 degrees 31 minutes 32 seconds left along the centerline of a creek a distance of 72.0 feet; thence 40 degrees 23 minutes 26 seconds left along the centerline of a creek a distance of 227.49 feet; thence 62 degrees 47 minutes 46 seconds right along the centerline of a creek a distance of 125.54 feet; thence 85 degrees 45 minutes 27 seconds left leaving said centerline of a creek a distance of 17.89 feet; thence 97 degrees 29 minutes 53 seconds right a distance of 235.54 feet; thence 95 degrees 44 minutes 45 seconds right a distance of 274.60 feet; thence 90 degrees 11 minutes 23 seconds left a distance of 312.47 feet to the Southerly right-of-way of Shelby County Highway No. 26; thence 90 degrees 10 minutes 44 seconds right along said right-of-way a distance of 334.04 feet to the point of beginning.

CONTINUED:

and also,

From the Southwest corner of said NE 1/4 of the NE 1/4 run in an Easterly direction along the South line of said 1/4-1/4 section for a distance of 591.35 feet; thence turn an angle to the left of 132 degrees 37 minutes 56 seconds and run in a Northwesterly direction for a distance of 235.50 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 303.99 feet to an existing iron pin being on the Southeast right-of-way line of Shelby County Highway #26; thence turn an angle to the right of 95 degrees 43 minutes 53 seconds and run in a Northeasterly direction along said Southeast right-of-way line of Shelby County Highway #26 for a distance of 305.0 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 302.47 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 274.64 feet, more or less, to the point of beginning. This description is based on a plat by Weygand Surveyors, dated 6/22/90. Also a 10 foot wide strip of land lying between this parcel and County Highway 26 shown on said plat by Weygand Surveyors as additional right-of-way to be dedicated, said plat dated 6/22/90.

PARCEL B:

Begin at the Northeast corner of the NE 1/4 of the NW 1/4, Section 13, Township 21 South, Range 3 West; thence run Westerly along the North boundary of said Section 13 for 225.00 feet to a point; thence turn an angle of 91 degrees 15 minutes 25 seconds to the left and run Southerly parallel to the East boundary of said quarter-quarter for 300.89 feet to a point on the North R.O.W. line of County Highway 26; thence turn an angle of 62 degrees 24 minutes 09 seconds to the left and run along said R.O.W. for 253.82 feet to a point on the East boundary of said quarter-quarter; thence turn an angle of 117 degrees 35 minutes 51 seconds to the left and run 413.55 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the NW 1/4, Section 13, Township 21 South, Range 3 West, Shelby County, Alabama.

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PARCEL C:

Commence at the Northeast corner of the NW 1/4 of Section 13, Township 21 South, Range 3 West; thence proceed in a Southerly direction along the East boundary of said 1/4 for 503.62 feet to a point on the South right-of-way (R.O.W.) line of County Highway 26, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 44.38 feet to a point on the North R.O.W. line of CSX Transportation Railroad; thence turn an angle of 96 degrees 10 minutes 48 seconds to the right and run along said Railroad R.O.W. along a curve to the right, having a radius of 1860.08 feet and a central angle of 8 degrees 56 minutes 34 seconds, for an arc distance of 290.32 feet to a point on an old road; thence turn an angle of 139 degrees 36 minutes 44 seconds to the right from the tangent to the curve, and run Northeasterly along said old road for 66.44 feet to a point; thence turn an angle of 64 degrees 44 minutes 06 seconds to the left and run Northerly parallel to the East boundary of aforementioned NW 1/4 for 80.00 feet to a point on the South R.O.W. line of County Highway 26; thence turn an angle of 117 degrees 35 minutes 51 seconds to the right and run 253.82 feet along said R.O.W. to the point of beginning. Said parcel is lying in the NE 1/4 of NW 1/4, Section 13, Township 21 South, Range 3 West, Shelby County, Alabama.