

This instrument was prepared by:

Wendy Leigh Love  
Burr & Forman  
420 North 20th Street  
3100 SouthTrust Tower  
Birmingham, AL 35203

Send Tax Notice to:

Nancy Cargo Worthington  
537 Castlebridge Lane  
Birmingham, Alabama 35242

## GENERAL WARRANTY DEED

STATE OF ALABAMA           )  
SHELBY COUNTY            )

### KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor COLLETON, an Alabama general partnership ("Grantor"), in hand paid by NANCY CARGO WORTHINGTON, a married individual ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described as set forth in EXHIBIT A attached hereto and incorporated herein by reference.

Subject, however, to the following encumbrances as set forth in EXHIBIT B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns forever.

AND the Grantor does, for itself, its heirs, personal representatives, successors and assigns, covenant with the said Grantee, Grantee's heirs, personal representatives, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs, personal representatives, successors and assigns will warrant and defend the same to the said Grantee, Grantee's heirs, personal representatives, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer on this 2<sup>nd</sup> day of February, 1996.

#### GRANTOR:

COLLETON, an Alabama general partnership

By: [Signature]  
General Partner

By: [Signature]  
General Partner

Inst # 1996-04788

ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James E. Cantrell Jr., whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he, in the capacity as such General Partner of Cottton and with full authority executed the same voluntarily for and as the act of said partnership as of the day the same bears date.

Given under my hand and seal of office this 2<sup>nd</sup> day of February, 1976.

[NOTARIAL SEAL]

Wanda L. Davis  
Notary Public  
My commission expires: 10/77

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jim Harris, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he, in the capacity as such General Partner of Cottton and with full authority executed the same voluntarily for and as the act of said partnership as of the day the same bears date.

Given under my hand and seal of office this 8<sup>th</sup> day of February, 1976.

[NOTARIAL SEAL]

Wanda L. Davis  
Notary Public  
My commission expires: 10/77

## EXHIBIT A

A parcel of land in the N 1/2 of Section 7, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the Northeast corner of Section 7, Township 19 South, Range 2 East; thence run West along the North line of Section 7 for a distance of 400.00 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 1627.71 feet; thence turn an angle to the left of 29 degrees, 16 minutes, 22 seconds and run Southwest for a distance of 697.23 feet; thence turn an angle to the left of 29 degrees, 11 minutes, 26 seconds and run Southwest for a distance of 253.15 feet; thence turn an angle to the left of 90 degrees and run Southeast for a distance of 157.04 feet; thence turn an angle to the left of 41 degrees, 54 minutes, 17 seconds and run Northeast for a distance of 2126.73 feet; thence turn an angle to the left of 50 degrees, 32 minutes, 31 seconds and run Northeast for a distance of 293.03 feet to the point of beginning; being situated in Shelby County, Alabama. Contains 20.00 Acres.

All rights conveyed in the Grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership, dated and recorded as Instrument #1995-7790 in Probate Office.

## EXHIBIT B

1. General and special taxes or assessments for 1996 and subsequent years not yet due and payable.

2. Easement(s) to Ayers Interests, Inc. as shown by instrument recorded in Deed Book 351 page 732 in Probate Office.

3. Subject to that certain Declaration of Easements, Protective Covenants, and Restrictions for Colleton Lake, A Residential Subdivision filed contemporaneously herewith.

Inst # 1996-04788

02/15/1996-04788  
09:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 179.00