

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

Howard Hall
(Name) Shelby Springs Stock Farm, Inc.
P O Box 2405
(Address) Birmingham, AL 35202

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THREE THOUSAND AND NO/100----- (\$43,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
JAMES M. DENNY and wife, HELEN M. DENNY,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
SHELBY SPRINGS STOCK FARM, INC.,

(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.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way,
and permits of record.

James M. Denny and wife, Helen M. Denny are one and the same as James M. Denney and wife,
Helen M. Denney.

03/06/1996-07389
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MC3 34.00

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 5th
day of March, 1996

(Seal)

James M. Denny

(Seal)

(Seal)

(Seal)

(Seal)

Helen M. Denny

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James M. Denny and wife, Helen M. Denny
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 5th day of March, A. D., 1996

Notary Public.

My Commission Expires: 10/16/96

Inst # 1996-07389

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Begin at the NE corner of the SE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West; thence run Westerly along the north line thereof for 596.85 feet to an iron pin in a rock pile; thence 50 degrees 38 minutes 34 seconds left run Southwesterly for 140.78 feet to an iron pipe; thence 7 degrees 48 minutes 56 seconds right run Southwesterly for 226.15 feet; thence 89 degrees 24 minutes 43 seconds left run Southeasterly for 523.92 feet to the northwesterly R/W of Alabama State Highway #25; thence 90 degrees 13 minutes left run Northeasterly along said R/W for 154.70 feet to a curve to the left (having a radius of 1996.86 feet and a central angle of 17 degrees 49 minutes 29 seconds); thence run along said R/W for 621.22 feet to the east line of said 1/4-1/4 section; thence 39 degrees 12 minutes 14 seconds left from chord of said curve run 62.72 feet to the Point of Beginning.

PARCEL 11:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West; thence run South along the east line thereof for 206.02 feet to the Northwesterly R/W of Southern Railroad; thence 36 degrees 43 minutes 35 seconds right run Southwesterly along said R/W for 276.47 feet to the Point of Beginning; thence continue last described course for 407.71 feet; thence 101 degrees 36 minutes 23 seconds right run Northwesterly for 66.08 feet to the Southeasterly R/W of Alabama State Highway #25; thence 89 degrees 47 minutes right Northeasterly along said R/W for 155.0 feet to a curve to the left (having a radius of 2076.86 feet and a central angle of 6 degrees 45 minutes 32 seconds); thence run along said R/W and curve for 245.0 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS # 12945, dated December 22, 1995.

Inst # 1996-07389

03/06/1996-07389
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 54.00