

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(No Title Examination Provided)

SEND TAX NOTICE TO:
Cambrian Ridge, L.L.C.
3170 Highway 31 South
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Fifty-nine Thousand Five Hundred Forty-six and 26/100 Dollars (\$259,546.26) and other good and valuable consideration, to the undersigned grantors, A. J. McGuire and wife, Frances E. McGuire, in hand paid by Cambrian Ridge, L.L.C., an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said A. J. McGuire and wife, Frances E. McGuire (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Cambrian Ridge, L.L.C., an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 141, Page 596, in Probate Office; (3) Mineral and mining rights being assessed by Ruth Purvis Worrell; (4) Less and except any part of subject property that lies within a public road.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

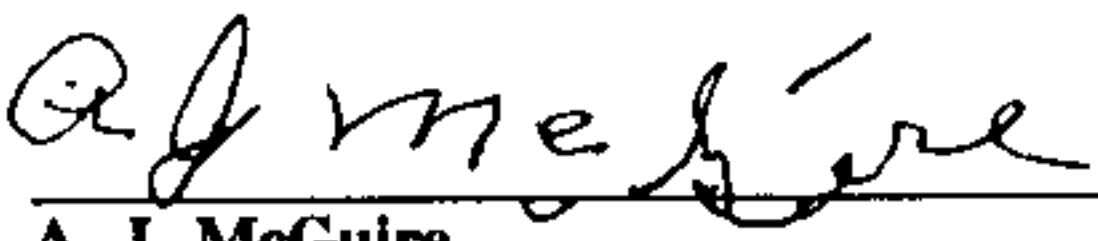
And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

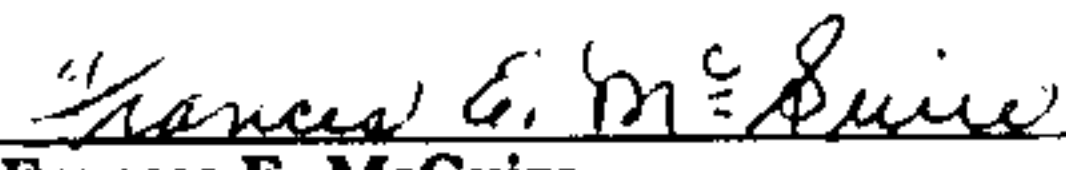
IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

6th day of March, 1996.

WITNESSES:





A. J. McGuire


Frances E. McGuire

04/19/1996-12716
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 273.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. J. McGuire and wife, Frances E. McGuire, 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 seal this 6th day of March, 1996.

Brenda H. Clayton
Notary Public

My Commission Expires: 4/27/97

EXHIBIT "A"

A parcel of land in the SW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said 1/4 1/4 Section; thence run South along the East 1/4 1/4 line 707.13 feet to a point on the Northwest right of way of Shelby County Highway No. 33; thence turn right 51 deg. 02 min. 09 sec. and run Southwest along said right of way 275.48 feet; thence turn right 40 deg. 31 min. 58 sec. and run West 959.84 feet to the center of a paved road; thence turn right 107 deg. 15 min. 50 sec. and run Northeast along the center of said road 669.57 feet to the point of a clockwise curve having a delta angle of 32 deg. 06 min. 32 sec. and a radius of 333.84 feet; thence run along the arc of said curve 187.09 feet to the point of tangent; thence continue tangent to said curve 32.21 feet; thence turn right 33 deg. 10 min. 47 sec. and run Easterly along a fence 549.07 feet to a point on the North 1/4 1/4 line; thence turn right 07 deg. 26 min. 12 sec. and run East along the North 1/4 1/4 line 280.84 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-12716

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