

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
DAVID STRIPLIN
2729 OLD NACE
BIRMINGHAM, AL
35243

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$712,500.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DAVID R. STRIPLIN (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBITS "A", "B", "C", "D", "E", "F" AND "G" WHICH ARE ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN WHICH EXHIBITS A THROUGH G CONVEY INDIVIDUAL LOTS LOCATED WITHIN MOUNTAIN FARMS, AND WHICH INDIVIDUAL LOTS ARE COLLECTIVELY DESCRIBED ON EXHIBIT "H" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Together with a non-exclusive, perpetual easement for vehicular and pedestrian ingress, egress and utilities to the Road as the Road is described and defined in the Amended Declaration of Restrictive Covenants for Mountain Farms, as recorded in Instrument #1996-20274.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Amended Declaration of Restrictive Covenants for Mountain Farms, as recorded in Instrument #1996-20274, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 325, Page 546 in Probate Office of Shelby County, Alabama, however, notwithstanding the foregoing, Grantor hereby quitclaims to Grantee any and all mineral and mining rights owned by Grantor, however, such conveyance is without warranty; (4) Any part of the property conveyed that is located within the Road as the same is described in the Amended Declaration of Restrictive Covenants for Mountain Farms; (5) Grant of Easement for right of way as set out in Instrument #1993-35373 and Instrument #1995-28344 as shown on the Survey of Sam W. Hickey, dated May 8, 1996; (6) Corrective drainage easement as set out by instrument recorded in Instrument #1994-27188 in the Probate Office of Shelby County, Alabama; (7) Restated Articles of Incorporation of Mountain Farms Homeowners Association, Inc., as set out in Instrument #1996-20274 in the Office of the Judge of Probate of Shelby County, Alabama and the By-Laws of Mountain Farms Homeowners Association, Inc., as amended from time to time.

Pursuant to Article V, paragraph 13(B) of the Amended Declaration of Restrictive Covenants for Mountain Farms (the "Amended Declaration"), Grantor expressly conveys to Grantee herein the rights of Grantor as Developer under the Amended Declaration and the Articles of Incorporation and By-Laws of Mountain Farms Homeowners Association, Inc. Notwithstanding the foregoing, it is expressly understood that Grantee is not assuming any liabilities of Grantor as Developer, including, without limitation, the obligation of Grantor as Developer under Article IV, paragraph 3(A) of the Amended Declaration which paragraph 3(A) obligation of Grantor terminates on March 21, 1997.

Inst # 1996-20276

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04:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1996-20276

The property conveyed herein is not the homestead of the Grantor or his spouse.

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

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

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, a married man, has hereunto set his hand and seal, this the 20 day of JUNE, 1996.


Michael H. Strong

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL H. STRONG, 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 foregoing conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of JUNE, 1996.


Notary Public
My Commission Expires: 3-1-98

DEED DESCRIPTION

PARCEL #1

Job Ref: 96-H-030

EXHIBIT A
STRONG N STRIPLIN

State of Alabama
Shelby County

Description to-wit:

From the true S.E. corner of Section 25, T18S-R1E, run thence West along the true South boundary of said Section 25 a distance of 1332.21 feet; thence turn 90°50'11" right and run 92.09 feet to the point of beginning of herein described parcel of land; thence turn 93°14' left and run 1313.67 feet along an accepted property line; thence turn 01°28'42" right and run 1119.06 feet along an accepted property line; thence turn 92°58'13" right and run 569.29 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn 99°53'15" right and run 144.64 feet along said easement centerline and the following courses; 24°31'05" left for 73.48 feet; 25°43'25" left for 107.91 feet; 17°34'42" left for 193.99 feet; 19°41'40" right for 85.73 feet; 18°10'55" right for 330.81 feet; 03°22'53" right for 143.0 feet; 08°51'47" right for 127.65 feet; 12°27'35" right for 131.50 feet; 07°08'55" left for 291.49 feet; 45°44'16" left for 146.04 feet; 08°59'51" right for 95.82 feet; 21°17'40" right for 62.53 feet; 41°17'11" right for 54.75 feet; 37°56'22" right for 271.49 feet; 14°27'03" left for 152.80 feet; 07°04'40" right for 221.66 feet; 05°46'07" right for 103.48 feet; 08°42'28" right for 262.83 feet; 12°06'27" left for 71.66 feet; 23°47'18" left for 59.89 feet; 07°09'05" left for 86.97 feet; thence turn 22°50'20" right and run 64.03 feet along said easement centerline; thence turn 133°46'40" right and run 36.24 feet to the point of beginning of herein described parcel of land.

DEED DESCRIPTION

PARCEL #3

Job Ref: 96-H-030

EXHIBIT 'B'
STRONG TO
STRIPLIN

State of Alabama
Shelby County

Description to-wit:

From the true S.E. corner of Section 25, T18S-R1E, run thence West along the true South boundary of said Section 25 a distance of 1332.21 feet; thence turn $90^{\circ}50'11''$ right and run 92.09 feet; thence turn $93^{\circ}08'53''$ right and run 36.24 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn $133^{\circ}46'40''$ left and run 55.66 feet along said easement centerline and the following courses; $22^{\circ}50'20''$ left for 86.97 feet; $07^{\circ}09'05''$ right for 59.89 feet; $23^{\circ}47'18''$ right for 71.66 feet; $12^{\circ}06'27''$ right for 262.83 feet; $08^{\circ}42'28''$ left for 103.48 feet; thence turn $05^{\circ}46'07''$ left and run 221.66 feet along said easement centerline to the point of beginning of herein described parcel of land; thence turn $07^{\circ}04'40''$ left and continue along said easement centerline a distance of 152.80 feet and the following courses; $14^{\circ}27'03''$ right for 271.49 feet; $37^{\circ}56'22''$ left for 54.75 feet; $41^{\circ}17'11''$ left for 62.53 feet; $21^{\circ}17'40''$ left for 95.82 feet; $08^{\circ}59'51''$ left for 146.04 feet; $45^{\circ}44'16''$ right for 291.49 feet; $07^{\circ}08'55''$ right for 131.50 feet; $12^{\circ}27'35''$ left for 127.65 feet; $08^{\circ}51'47''$ left for 143.0 feet; $03^{\circ}22'53''$ left for 330.81 feet; $18^{\circ}10'55''$ left for 85.73 feet; $19^{\circ}41'40''$ left for 193.99 feet; $17^{\circ}34'42''$ right for 107.91 feet; $25^{\circ}43'25''$ right for 73.48 feet; thence turn $24^{\circ}31'05''$ right and run 144.64 feet along said easement centerline to a point on the West boundary of herein described parcel of land; thence turn $80^{\circ}06'45''$ right and run 861.09 feet; thence turn $58^{\circ}20'40''$ right and run 1190.0 feet; thence turn $38^{\circ}09'30''$ left and run 820.0 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn $66^{\circ}53'$ right and run 84.03 feet along said easement centerline and the following courses; $08^{\circ}32'40''$ left for 63.06 feet; $23^{\circ}03'07''$ left for 391.85 feet; $11^{\circ}11'17''$ right for 66.80 feet; $26^{\circ}22'45''$ right for 60.47 feet; $15^{\circ}35'10''$ right for 101.30 feet; $19^{\circ}23'17''$ right for 69.53 feet; $43^{\circ}39'49''$ right for 60.58 feet; $55^{\circ}03'01''$ right for 121.31 feet; $29^{\circ}24'57''$ left for 57.83 feet; $19^{\circ}51'35''$ left for 122.0 feet; $09^{\circ}40'25''$ left for 175.69 feet; $27^{\circ}04'48''$ right for 163.70 feet; $03^{\circ}02'04''$ left for 210.02 feet; $05^{\circ}57'09''$ left for 303.05 feet; $12^{\circ}54'33''$ left for 89.15 feet; $24^{\circ}33'23''$ left for 183.0 feet; $13^{\circ}20'51''$ right for 105.28 feet; $16^{\circ}40'03''$ right for 156.93 feet; $07^{\circ}40'53''$ right for 227.18 feet; thence turn $04^{\circ}22'16''$ left and run 285.70 feet along said easement centerline to the point of beginning of herein described parcel of land.

DEED DESCRIPTION

PARCEL #4

Job Ref: 96-H-030

EXHIBIT C'
STAMP TO
SRIPLIN

State of Alabama
Shelby County

Description to-wit:

From the true N.E. corner of Section 25, T18S-R1E, being the point of beginning of herein described parcel of land, run thence West along the true North boundary of said Section 25 a distance of 1304.31 feet; thence turn $89^{\circ}27'30''$ left and run 1711.10 feet; thence turn $31^{\circ}29'51''$ right and run 600.43 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn $80^{\circ}51'05''$ left and run 69.53 feet along said easement centerline and the following courses; $43^{\circ}39'49''$ right for 60.58 feet; $55^{\circ}03'01''$ right for 121.31 feet; $29^{\circ}24'57''$ left for 57.83 feet; thence turn $19^{\circ}51'35''$ left and run 122.0 feet along said easement centerline; thence turn $09^{\circ}40'25''$ left and run 14.12 feet along said easement centerline; thence turn $80^{\circ}40'05''$ left and run 930.50 feet; thence turn $61^{\circ}32'57''$ left and run 944.58 feet; thence turn $61^{\circ}32'57''$ right and run 290.80 feet to a point on an accepted property line; thence turn $91^{\circ}30'34''$ left and run 437.57 feet along an accepted property line; thence turn $02^{\circ}25'28''$ right and run 1334.98 feet along an accepted property line to the point of beginning of beginning of herein described parcel of land

DEED DESCRIPTION

PARCEL #5

Job Ref: 96-H-030

EXHIBIT 'D'
STRONG TO
STRIPLIN

State of Alabama
Shelby County

Description to-wit:

From the true N.E. corner of Section 25, T18S-R1E, run thence West along the true North boundary of said Section 25 a distance of 1304.31 feet; thence turn $89^{\circ}27'30''$ left and run 1311.10 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 400.0 feet; thence turn $31^{\circ}29'51''$ right and run 600.43 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn $79^{\circ}45'38''$ right and run 101.30 feet along said easement centerline and the following courses; $15^{\circ}35'10''$ left for 60.47 feet; $26^{\circ}22'45''$ left for 66.80 feet; $11^{\circ}11'17''$ left for 391.85 feet; $23^{\circ}03'07''$ right for 63.06 feet; $08^{\circ}32'40''$ right for 84.03 feet; $16^{\circ}29'11''$ left for 247.71 feet; thence turn $21^{\circ}59'31''$ right and run 120.46 feet to the S.W. corner of the lands herein described; thence turn $86^{\circ}42'08''$ right and run 964.44 feet; thence turn $79^{\circ}15'25''$ right and run 1350.0 feet to the point of beginning of herein described parcel of land.

DEED DESCRIPTION

PARCEL #6

Job Ref: 96-H-030

EXHIBIT 'E'
STRONG TO STRIPLINE

State of Alabama
Shelby County

Description to-wit:

From the true N.E. corner of Section 25, T18S-R1E, run thence West along the true North boundary of said Section 25 a distance of 1304.31 feet; thence turn $89^{\circ}27'30''$ left and run 1311.10 feet; thence turn $81^{\circ}09'32''$ right and run 1350.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 2015.72 feet; thence turn $82^{\circ}06'40''$ left and run 1002.20 feet; thence turn $118^{\circ}47'30''$ left and run 151.30 feet along the centerline of a 60.0 foot easement for ingress and egress and utilities; thence turn $13^{\circ}14'45''$ right and run 159.16 feet along said easement centerline and the following courses; $12^{\circ}07'20''$ left for 149.03 feet; $01^{\circ}38'35''$ right for 249.51 feet; $12^{\circ}29'37''$ right for 186.51 feet; $03^{\circ}51'10''$ right for 165.03 feet; $10^{\circ}48'05''$ right for 283.82 feet; $25^{\circ}13'40''$ right for 239.14 feet; $28^{\circ}25'35''$ left for 309.41 feet; thence turn $15^{\circ}57'20''$ left and run 163.25 feet along said easement centerline to the S.E. corner of the lands herein described; thence turn $69^{\circ}06'52''$ left and run 964.44 feet to the point of beginning of herein described parcel of land.

DEED DESCRIPTION

PARCEL #8

Job Ref: 96-H-030

EXHIBIT 'F'
STRONG TO
STRIPLIN

State of Alabama
Shelby County

Description to-wit:

From the true S.W. corner of Section 25, T18S-R1E, run thence North along the true West boundary of said Section 25 a distance of 1326.21 feet; thence turn $31^{\circ}37'29''$ right and run 200.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 1021.96 feet; thence turn $27^{\circ}48'45''$ right and run 151.30 feet along the centerline of a 60.0 foot easement for ingress and egress and utilities; thence turn $13^{\circ}14'45''$ right and run 159.16 feet along said easement centerline and the following courses; $12^{\circ}07'20''$ left for 149.03 feet; $01^{\circ}38'35''$ right for 249.51 feet; $12^{\circ}29'37''$ right for 186.51 feet; $03^{\circ}51'10''$ right for 165.03 feet; $10^{\circ}48'05''$ right for 283.82 feet; $25^{\circ}13'40''$ right for 239.14 feet; $28^{\circ}25'35''$ left for 309.41 feet; $15^{\circ}57'20''$ left for 163.25 feet; $24^{\circ}11'$ right for 120.46 feet; thence turn $21^{\circ}59'31''$ left and run 247.71 feet along said easement centerline to the N.E. corner of the lands herein described; thence turn $129^{\circ}36'11''$ right and run 820.0 feet; thence turn $38^{\circ}09'30''$ right and run 1190.0 feet; thence turn $31^{\circ}25'29''$ right and run 1491.37 feet to the point of beginning of herein described parcel of land.

DEED DESCRIPTION

PARCEL #9

Job Ref: 96-H-030

EXHIBIT 'G'
STRAW TO
STRIPLIN

State of Alabama
Shelby County

Description to-wit:

From the true S.W. corner of Section 25, T18S-R1E, being the point of beginning of herein described parcel of land, run thence North along the true West boundary of said Section 25 a distance of 1326.21 feet; thence turn $31^{\circ}37'29''$ right and run 200.0 feet; thence turn $59^{\circ}57'01''$ right and run 1491.37 feet; thence turn $90^{\circ}13'51''$ right and run 1430.38 feet to a point on an accepted property line; thence turn $87^{\circ}01'47''$ right and run 277.85 feet along said accepted property line; thence turn $00^{\circ}15'18''$ right and run 1272.97 feet along an accepted property line to the point of beginning of herein described parcel of land.

A parcel of land in Section 25, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

From the true SW corner of Section 25, Township 18 South, Range 1 East, being the point of beginning of herein described tract of land, run thence North along the true West boundary of said Section 25 a distance of 1326.21 feet; thence turn 31 deg. 37 min. 29 sec. right and run 1221.96 feet; thence turn 33 deg. 23 min. 45 sec. left and run 1002.19 feet; thence turn 82 deg. 06 min. 40 sec. right and run 3365.72 feet; thence turn 81 deg. 09 min. 32 sec. left and run 1311.10 feet to a point on the true North boundary of said Section 25; thence turn 89 deg. 27 min. 30 sec. right and run 1304.31 feet to the true NE corner of said Section 25; thence turn 91 deg. 11 min. 58 sec. right and run 1334.98 feet; thence turn 02 deg. 25 min. 28 sec. left and run 437.57 feet; thence turn 91 deg. 30 min. 34 sec. right and run 290.80 feet; thence turn 61 deg. 32 min. 57 sec. left and run 944.58 feet; thence turn 61 deg. 32 min. 57 sec. right and run 930.50 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn 99 deg. 19 min. 55 sec. left and run 161.57 feet along said easement centerline and the following

courses; 27 deg. 04 min. 48 sec. right for 163.70 feet; 03 deg. 02 min. 04 sec. left for 210.02 feet; 05 deg. 57 min. 09 sec. left for 303.05 feet; 12 deg. 54 min. 33 sec. left for 89.15 feet; 24 deg. 33 min. 23 sec. left for 183.0 feet; 13 deg. 20 min. 51 sec. right for 105.28 feet; 16 deg. 40 min. 03 sec. right for 156.93 feet; 07 deg. 40 min. 53 sec. right for 227.18 feet; 04 deg. 22 min. 16 sec. left for 285.70 feet; 37 deg. 48 min. 05 sec. left for 221.66 feet; 05 deg. 46 min. 07 sec. right for 103.48 feet; 08 deg. 42 min. 28 sec. right for 262.83 feet; 12 deg. 06 min. 27 sec. left for 71.66 feet; 23 deg. 47 min. 18 sec. left for 59.89 feet; 07 deg. 09 min. 05 sec. left for 86.97 feet; thence turn 22 deg. 50 min. 20 sec. right and run 64.03 feet along said easement centerline; thence turn 133 deg. 46 min. 40 sec. right and run 36.24 feet; thence turn 06 deg. 22 min. 53 sec. left and run 1313.67 feet; thence turn 01 deg. 28 min. 42 sec. right and run 1396.92 feet; thence turn 00 deg. 15 min. 18 sec. right and run 1272.97 feet to the point of beginning of herein described tract of land.

EXHIBIT 'H'

STRONG TO STRIPLIN

Inst # 1996-20276

06/21/1996-20276
04:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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