

\$ 3,042,400.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

**Name & Address of Property Owner:**

Douglas S. and Barbara G. Dickinson  
2206 Lake Heather Drive  
Birmingham, Alabama 35242

**This Instrument Prepared by:**

Guy V. Martin, Jr., Esq.  
Martin, Drummond & Woosley, P.C.  
2204 Lakeshore Drive, Suite 130  
Birmingham, Alabama 35203

Inst # 1996-26657

THIS INDENTURE, executed this 15th day of August, 1996, by GAIL L. WHATLEY, a married woman (as to an undivided one-fourth interest), ROY W. LEDBETTER a/k/a ROY WAYNE LEDBETTER, a married man (as to an undivided one-fourth interest), GARY ALLEN LEDBETTER (as to an undivided one-fourth interest), and RAY L. LEDBETTER, JR., and MARY ELIZABETH LEDBETTER (collectively as to an undivided one-fourth interest) (collectively referred to as "Grantors") in favor of DOUGLAS S. DICKINSON and wife, BARBARA G. DICKINSON ("Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Jefferson County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And Grantors do for themselves, and


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for the heirs, executors, and administrators of Grantors, covenant with the said Grantees, their successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors and administrators of Grantors shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons. Grantors certify that no part of the Property constitutes all or any part of the homestead of Grantors or other person.

IN WITNESS WHEREOF, Grantors have signed, sealed and delivered this Warranty Deed, on the day and year first above written.


**"GRANTORS:"**

 [SEAL]  
Gail L. Whatley *attorney in fact*

 [SEAL]  
Roy W. Ledbetter  
a/k/a Roy Wayne Ledbetter

 [SEAL]  
Gary Allen Ledbetter

RAY L. LEDBETTER, JR.

By:  [SEAL]  
Charles L. Denaburg, his  
attorney-in-fact

MARY ELIZABETH LEDBETTER

By:  [SEAL]  
Charles L. Denaburg, her  
attorney-in-fact

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gail L. Whatley, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 15<sup>th</sup> day of August, 1996. *Roy W. Ledbetter as attorney in fact for* *as said attorney in fact*

Gary S. Schiff  
Notary Public

My Commission Expires: 1997 COMMISSION EXPIRES MAY 11, 2000

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roy W. Ledbetter a/k/a Roy Wayne Ledbetter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 15<sup>th</sup> day of August, 1996.

Gary S. Schiff  
Notary Public

My Commission Expires: 1997 COMMISSION EXPIRES MAY 11, 2000

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary Allen Ledbetter, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 15<sup>th</sup> day of August, 1996.

Gary S. Schiff  
Notary Public

My Commission Expires: 1997 COMMISSION EXPIRES MAY 11, 2000

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles L. Denaburg, whose name is signed to the foregoing instrument as attorney-in-fact for Mary Elizabeth Ledbetter, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same as said attorney-in-fact voluntarily on the day the same bears date. Given under my hand and official seal this 15<sup>th</sup> day of August, 1996.

Gary S. Schiff  
Notary Public

My Commission Expires: 1997 COMMISSION EXPIRES MAY 11, 2000

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charles L. Denaburg**, whose name is signed to the foregoing instrument as attorney-in-fact for Ray L. Ledbetter, Jr., and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same as said attorney-in-fact voluntarily on the day the same bears date. Given under my hand and official seal this 15<sup>th</sup> day of August, 1996.

*Mary S. Schiff*  
Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES MAY 11, 2000~~



## **EXHIBIT A**

### **Parcel I:**

The S 1/2 of SE 1/4 and the SE 1/4 of SW 1/4, in Section 33, Township 17 South, Range 1 East.

### **Parcel II:**

The SE 1/4 of NW 1/4; the S 1/2 of NE 1/4; the SE 1/4, less a strip 251.78 feet in width evenly off South side of SW 1/4 of SE 1/4; the SW 1/4, in Section 34, Township 17 South, Range 1 East less and except the following: (i) that part lying South of the North line of the plat of Isbell Estates; (ii) that part lying South of the North right of way line of Shelby County Highway 474; (iii) that part sold to Dewey and Sarah Isbell as described in Deed Book 272, Page 919, in Probate Office of Shelby County, Alabama and (iv) that part sold to William E. Alexander as described in Deed Book 242, Page 197, in the Probate Office of Shelby County, Alabama.

### **Parcel III:**

The NW 1/4; and the W 1/2 of NE 1/4, in Section 2, Township 18 South, Range 1 East, Shelby County, Alabama.

### **Parcel IV:**

The NE 1/4 of NE 1/4; and a parcel in SE 1/4 of NE 1/4 described as: Begin at NE corner of 1/4-1/4; thence run West 550 feet; thence left 90 degrees 300 feet; thence left 30 degrees 370 feet; thence left 34 degrees 397 feet to the East line of forty; thence left 117 degrees 50 minutes along forty line to the point of beginning. All in Section 3, Township 18 South, Range 1 East, Shelby County, Alabama.

### **Parcel V:**

The SW 1/4 of NW 1/4; that part of the N 1/2 of the NW 1/4 lying South and West of Shelby County Highways 101 and 41, and the SW 1/4 of SW 1/4, all in Section 35, Township 17 South, Range 1 East, Shelby County, Alabama.

### **SAID PARCELS I - V BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Beginning at the Southeast corner of Section 33, go North 88°54'24" West along the South boundary of said Section 33 for 3990.09 feet to an existing iron pin and the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 33; thence North 00°09'38" East along the West boundary of said 1/4-1/4 Section for 1278.86 feet to an existing iron pin and the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 33; thence South 88°43'37" East along the North boundary of the Southeast 1/4 of the Southwest 1/4 and the North boundary of the South 1/2 of the Southeast 1/4 of said Section 33 for 3999.62 feet to an existing iron pin and the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 34; thence North 00°33'38" East along the West boundary of said 1/4-1/4 Section for 1320.82 feet to an existing iron pin and the Northwest corner of said 1/4-1/4 Section; thence South 89°25'27" East along the North boundary of said 1/4-1/4 Section for 1319.15 feet to an existing iron pin and the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence North 00°28'27" East for 1319.51 feet along the West boundary of said 1/4-1/4 Section to an existing iron pin and the Northwest corner of said 1/4-1/4 Section; thence South 89°31'48" East along the North boundary of the Southeast 1/4 of the Northwest 1/4, the North boundary of the Southwest 1/4 of the Northeast 1/4 and the North boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 34 for 3977.76 feet to an existing iron pin and the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 35; thence North 00°00'53" West along the West boundary of said 1/4-1/4 Section for 995.42 feet to an existing iron pin on the South boundary of Shelby County Highway No. 101; thence North 82°31'34" East along the South boundary of said Highway No. 101 for 591.65 feet to an existing concrete monument and the beginning of a curve to the right, said curve having a Central Angle of 23°54'22" and a radius of 1869.86 feet; thence Easterly along said curve for 780.18 feet to an existing concrete monument and the Point of

Tangent; thence South 73°31'10" East along the South boundary of said Highway No. 101 for 238.92 feet to an existing concrete monument and the beginning of a curve to the right, said curve having a Central Angle of 64°05'50" and a radius of 676.20 feet; thence Southeasterly along said curve for 756.47 feet to an existing concrete monument and the Point of Tangent; thence South 09°23'59" East along the West boundary of Highway No. 41 for 403.37 feet to the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 35; thence South 88°04'16" West along the South boundary of said 1/4-1/4 Section for 787.71 feet to an existing iron pin and the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence South 00°04'47" West along the East boundary of said 1/4-1/4 Section for 1300.96 feet to an existing iron pin and the Southeast corner of said 1/4-1/4 Section; thence North 89°39'14" West along the South boundary of said 1/4-1/4 Section for 1341.31 feet to an existing iron pin and the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 34; thence South 00°00'50" West along the East boundary of said 1/4-1/4 Section for 1317.45 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 35, said point being an existing railroad spike in Highway No. 41; thence South 89°00'16" East along the North boundary of said 1/4-1/4 Section for 1333.60 feet to an existing iron pin and the Northeast corner of said 1/4-1/4 Section; thence South 00°05'02" West along the East boundary of said 1/4-1/4 Section for 1316.58 feet to an existing iron pin and the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 2; thence South 89°09'28" East along the North boundary of the Northeast 1/4 of the Northwest 1/4 and the North boundary of the West 1/2 of the Northeast 1/4 of said Section 2 for 2645.48 feet to an existing iron pin and the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South 00°19'10" East along the East boundary of the West 1/2 of the Northeast 1/4 of said Section 2 for 2639.03 feet to an existing iron pin and the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South 89°31'48" West along the South boundary of the West 1/2 of the Northeast 1/4 of said Section 2 for 1301.98 feet to an existing iron pin and the Southeast corner of the Northwest 1/4 of said Section 2; thence North 88°48'27" West along the South boundary of the Northwest 1/4 of said Section 2 for 2660.62 feet to an existing iron pin and the Southwest corner of the Northwest 1/4 of said Section 2; thence North 00°38'52" West along the West boundary of said 1/4 Section for 552.57 feet; thence North 62°53'00" West along an existing fence for 397.00 feet; thence North 34°43'00" West along an existing fence for 370.00 feet; thence North 01°02'00" East along an existing fence for 300.00 feet to the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence North 88°58'00" West along the South boundary of said 1/4-1/4 Section for 785.77 feet to an existing iron pin and the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence North 00°34'23" West along the West boundary of said 1/4-1/4 Section for 1324.02 feet to an existing iron pin and the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 34; thence North 00°41'06" West along the West boundary of said 1/4-1/4 Section for 251.04 feet to an existing iron pin; thence North 89°01'32" West for 1327.03 feet to an existing iron pin on the East boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 34; thence South 01°51'23" West along the East boundary of said 1/4-1/4 Section for 99.65 feet; thence South 85°41'02" West for 880.56 feet to an existing iron pin; thence South 18°52'18" West for 26.24 feet to the North boundary of Shelby County Highway No. 474; thence two (2) courses along the North boundary of said Highway No. 474 as follows: go North 83°03'26" West for 183.26 feet; thence South 86°24'46" West for 270.14 feet; thence North 16°50'47" West for 310.87 feet to a point on a curve to the right on the South boundary of Shelby County Highway No. 41, said curve having a Central Angle of 16°57'37" and a radius of 1105.92 feet; thence Northeasterly along said curve for 327.37 feet to the Point of Tangent; thence North 32°37'00" West for 80.00 feet to the beginning of a curve to the left on the North boundary of Shelby County Highway No. 41, said curve having a Central Angle of 06°41'26" and a radius of 1185.92 feet; thence Southwesterly along said curve for 138.48 feet to the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 34; thence North 00°08'08" East along the East boundary of said 1/4-1/4 Section for 293.56 feet to an existing iron pin; thence North 89°21'00" West for 150.00 feet to an existing iron pin; thence South 00°08'08" West for 433.17 feet to a point on a curve to the left on the North boundary of Shelby County Highway No. 41 said curve having a Central Angle of 08°23'52" and a radius of 1185.92 feet; thence Southwesterly along said curve for 173.82 feet to the Point of Tangent; thence South 33°40'00" West along the North boundary of said Highway No. 41 for 79.20 feet to the beginning of a curve to the right, said curve having a Central Angle of 05°13'26" and a radius of 2251.83 feet; thence Southwesterly along said curve for 205.31 feet to an existing fence; thence South 89°16'18" West along said fence for 913.49 feet to the Point of Beginning.

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