

This instrument prepared by:
John R. Chiles, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Forest Parks, LLC,
an Alabama Limited
Liability Company

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Million Three Hundred Twenty Seven Thousand Five Hundred Seventy Six and 50/100's Dollars (\$3,327,576.50) and other good and valuable consideration, to the undersigned grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, John R. Chiles, as Trustee of the Mary H. Chiles Irrevocable Trust dated January 15, 1981 (as to a 20% interest); Anne Packer and George Packer, as Co-Trustees of the Nancy Packer Children's 1980 Irrevocable Trust (as to a 20% interest); Jane E. Aaron as Trustee of the Jane H. Aaron Trust for the Benefit of John B. Aaron, as Trustee of the Irrevocable Trust created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor, and John B. Aaron, as Trustee dated November 12, 1980 (as to a 5% interest); Jane E. Aaron as Trustee of the Jane H. Aaron Trust for the Benefit of Harriotte Aaron, as Trustee of the Irrevocable Trust created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor, and John B. Aaron, as Trustee dated November 12, 1980 (as to a 5% interest); Jane E. Aaron as Trustee of the Jane H. Aaron Trust for the Benefit of Nancy Aaron, as Trustee of the Irrevocable Trust created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor, and Nancy Aaron, as Trustee dated November 12, 1980 (as to a 5% interest); Harriotte Aaron as Trustee of the Jane H. Aaron Trust for the Benefit of Jane E. Aaron, as Trustee of the Irrevocable Trust created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor, and John B. Aaron, as Trustee dated November 12, 1980 (as to a 5% interest); John C. Fay, Jr., married (as to a 10% interest); Reamer Development Corporation (as to a 13.26% interest); Alice Jeanne Huddleston, unmarried (as to a 10.22% interest); Maggie H. Deering, married (as to a 3.26% interest); and Nancy S. Huddleston Santangelo, unmarried (as to a 3.26% interest) (herein referred to as Grantor(s)) do grant, bargain, sell and convey unto Forest Parks, LLC, an Alabama Limited Liability Company (herein referred to as Grantee) the following described real estate situated in Jefferson County, Alabama, to-wit:

See attached Exhibit "A" Legal Description

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way to Shelby County, recorded in Volume 228, page 341, and Volume 228, page 339, in the Probate Office of Shelby County, Alabama.
3. Oil, gas, and mineral lease recorded in Volume 322, page 986; Real 50, page 716; Real 50, page 712; Real 50, page 720; Real 50, page 724; Real 50, page 965; Real 50, page 969; Real 50, page 977; Real 50, page 973, in the Probate Office of Shelby County, Alabama.
4. Easement for Alabama Power Company recorded in Volume 236, page 829, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, page 127; Volume 236, page 829; Volume 133, page 210; Volume 31, page 255; Volume 126, page 191; Volume 126, page 192; Volume 126, page 323; Volume 236, page 829; Volume 124, page 519; Volume 126, page 191; Volume 139, page 127; and Volume 236, page 829, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 53, page 262, in the Probate Office of Shelby County, Alabama.
7. That part of subject property in the right of way of New Highway No. 280, acquired by the State of Alabama by condemnation proceedings.
8. Agreement recorded in Volume 334, page 585, in the Probate Office of Shelby County, Alabama.
9. Easement for Road right of Way and ingress/egress, as recorded in Volume 287, page 888, in the Probate Office of Shelby County, Alabama.
10. Less and except any part of subject property lying with a public right of way.
11. The rights of upstream and downstream riparian owners with respect to any creeks, branches, streams or rivers, traversing subject property.
12. Rights outstanding under those certain easement agreements

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SHELBY COUNTY JUDGE OF PROBATE
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Warranty Deed

to Forest Parks, LLC, an Alabama Limited Liability Company

conveyed to Shelby County by Instrument recorded in Instrument No. 1993 -3962, et seq., in the Probate Office of Shelby County, Alabama.

U.S. Highway 43 separates the property conveyed hereby from property owned and retained by Seller. Seller acknowledges that Purchaser intends to develop the property conveyed by this deed for single family housing, and that in doing so, the quantity and velocity of storm and rain water runoff will be increased, with the effect that the volume and velocity of water flowing from the property conveyed onto the property retained will be increased. Subject only to Purchaser's compliance with the requirements of Shelby County with regard to the treatment of its storm water runoff, including but not limited to, the installation of pipes of specified number and size under Highway 43, Seller, for itself, and its assigns, releases Purchaser from all damage occasioned by any increase in volume and velocity of runoff.


Nancy S. Huddleston and Nancy S. Huddleston Santangelo, grantee in Volume 331, page 262, is one and the same person.

This property is not the homestead of the Grantor(s) nor their spouse(s).


TO HAVE AND TO HOLD Unto the said Grantee, its heirs and assigns, forever.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of September, 1996.


John Chiles, as Trustee of the
Mary H. Chiles Irrevocable Trust
dated January 15, 1981


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of September, 1996.


John C. Fay, Jr.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.


John R. Chiles, as Attorney in
Fact for Jane E. Aaron, Trustee
of the Jane H. Aaron Trust for
the Benefit of John B. Aaron, as
created in that Irrevocable
Trust Agreement between Jane H.
Aaron, as any Settlor, and John
B. Aaron, as Trustee dated
November 12, 1980


IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.


John R. Chiles, as Attorney in
Fact for Jane E. Aaron, Trustee
of the Jane H. Aaron Trust for
the Benefit of Harriotte Aaron, as
created in that Irrevocable
Trust Agreement between Jane H.
Aaron, as any Settlor, and John
B. Aaron, as Trustee dated
November 12, 1980


IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.


John R. Chiles, as Attorney in
Fact for Jane E. Aaron, Trustee
of the Jane H. Aaron Trust for
the Benefit of Nancy Aaron, as
created in that Irrevocable
Trust Agreement between Jane H.
Aaron, as any Settlor, and John
B. Aaron, as Trustee dated
November 12, 1980

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.


John R. Chiles, as Attorney in
Fact for Harriotte Aaron, Trustee
of the Jane H. Aaron Trust for
the Benefit of Jane E. Aaron, as
created in that Irrevocable
Trust Agreement between Jane H.
Aaron, as any Settlor, and John
B. Aaron, as Trustee dated
November 12, 1980

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.


John R. Chiles, as Attorney
in Fact for Anne Packer and
George Packer, Co-Trustees of
the Nancy Packer Children's 1980
Irrevocable Trust

Warranty Deed

to Forest Parks, LLC, an Alabama Limited Liability Company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of SEPTEMBER, 1996.

Reamer Development Corporation,

By, [Signature]
John G. Reamer, Jr.
Its President

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.

[Signature]
John R. Chiles, as Attorney in
Fact for Alice Jeanne Huddleston

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.

[Signature]
John R. Chiles, as Attorney in
Fact for Maggie H. Deering

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
17th day of September, 1996.

[Signature]
John R. Chiles, as Attorney in
Fact for Nancy S. Huddleston
Santangelo

STATE OF ALABAMA

COUNTY OF Jefferson

I, a Notary Public, in and for said county and in said state, hereby certify that John R. Chiles, whose name as Trustee of the Mary H. Chiles Irrevocable Trust dated January 15, 1981, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of
September, 1996.

[Signature]
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA

COUNTY OF Jefferson

On this 17th day of September, 1996, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that John C. Fay, Jr., married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as her act

Warranty Deed

to Forest Parks, LLC, an Alabama Limited Liability Company

on the day the same bears date.

Given under my hand this the 17th day of September, 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA

COUNTY OF Jefferson

I, a Notary Public, in and for said county and in said state, hereby certify that John R. Chiles, whose name as Attorney in Fact for Jane E. Aaron, Trustee of the Jane H. Aaron Trust, for the Benefit of John B. Aaron created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor and John B. Aaron as Trustee dated November 12, 1980, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of September 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA

COUNTY OF Jefferson

I, a Notary Public, in and for said county and in said state, hereby certify that John R. Chiles, whose name as Attorney in Fact for Jane E. Aaron, Trustee of the Jane H. Aaron Trust for the Benefit of Harriotte Aaron created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor and John B. Aaron as Trustee dated November 12, 1980, is signed to they Company foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of September 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA

COUNTY OF Jefferson

I, a Notary Public, in and for said county and in said state, hereby certify that John R. Chiles, whose name as Attorney in Fact for Jane E. Aaron, Trustee of the jane H. Aaron Trust for the Benefit of Nancy Aaron created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor and John B. Aaron as Trustee dated November 12, 1980, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily

on the day the same bears date.

Given under my hand this the 17th day of September
1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA
COUNTY OF Jefferson

I, a Notary Public, in and for said county and in said state, hereby certify that John R. Chiles, whose name as Attorney in Fact for Harriotte Aaron, Trustee of the Jane H. Aaron Trust for the Benefit of Jane E. Aaron created in that Irrevocable Trust Agreement between Jane H. Aaron, as Settlor and John B. Aaron as Trustee dated November 12, 1980, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of September
1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA
COUNTY OF Jefferson JR

I, a Notary Public, in and for said county and in said state, hereby certify that John R. Chiles, whose name as Attorney in Fact for Anne Packer and George Packer, Co-Trustees of the Nancy Packer Children's 1980 Irrevocable, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Attorney, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of September
1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA
COUNTY OF Jefferson

I, a Notary Public, in and for said county and in said state, hereby certify that John G. Reamer, Jr., whose name as President of Reamer Development Corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such President, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of
September, 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA
COUNTY OF Jefferson

On this 17th day of September, 1996, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that John R. Chiles, as Attorney in Fact for Alice Jeanne Huddleston, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as her act on the day the same bears date.

Given under my hand this the 17th day of September, 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA
COUNTY OF Jefferson

On this 17th day of September, 1996, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that John R. Chiles, as Attorney in Fact for Maggie H. Deering, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as her act on the day the same bears date.

Given under my hand this the 17th day of September, 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

STATE OF ALABAMA
COUNTY OF Jefferson

On this 17th day of September, 1996, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that John R. Chiles as Attorney in Fact for Nancy S. Huddleston Santangelo, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as her act on the day the same bears date.

Given under my hand this the 17th day of September, 1996.

Deidre A. Rafford
Notary Public
My commission expires: 11-11-97
Affix Seal

EXHIBIT "A"

PARCEL I:

A tract of land situated in Sections 15, 16, 21, and 22, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a concrete monument marking the Northwest corner of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the North line of said Section 21 a distance of 1342.10 feet to a rebar and cap, marking the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 19, South, Range 1 West; thence turn an interior angle of $268^{\circ}48'44''$ and run to the left in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 1201.94 feet to a 1-inch rebar; thence turn an interior angle of $89^{\circ}49'45''$ and run to the right in an Easterly direction a distance of 28.76 feet to a capped rebar; thence turn an interior angle of $270^{\circ}05'00''$ and run to the left in a Northerly direction a distance of 81.98 feet to a capped rebar; thence turn an interior angle of $90^{\circ}14'44''$ and run to the right in an Easterly direction a distance of 435.09 feet to a 1-inch rebar; thence turn an interior angle of $269^{\circ}55'23''$ and run to the left in a Northerly direction a distance of 39.92 feet to a rebar and cap on the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence turn an interior angle of $91^{\circ}09'44''$ and run to the right in an Easterly direction along the North line of said 1/4-1/4 Section and along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 a distance of 1548.54 feet to a rebar and cap; thence turn an interior angle of $268^{\circ}47'00''$ and run to the left in a Northerly direction along the West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 16 a distance of 1316.83 feet to a rebar and cap on the North line of said 1/4-1/4 Section; thence turn an interior angle of $91^{\circ}16'21''$ and run to the right in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 670.66 feet to a rebar and cap marking the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence turn an interior angle of $88^{\circ}44'11''$ and run to the right in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 1317.48 feet to a rebar and cap marking the Southeast corner of said 1/4-1/4 Section; thence turn an interior angle of $271^{\circ}12'26''$ and run to the left in an Easterly direction along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 16 a distance of 1341.71 feet to a rebar and cap marking the Northeast corner of said 1/4-1/4 Section; thence turn an interior angle of $88^{\circ}48'38''$ and run to the right in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 1318.79 feet to a pine knot marking the Southeast corner of said Section 16; thence turn an interior angle of $271^{\circ}22'44''$ and run to the left in an Easterly direction along the South line of Section 15, Township 19 South, Range 1 West, a distance of 1308.17 feet to a rebar and cap marking the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 15; thence turn an interior angle of $268^{\circ}36'47''$ and run to the left in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 1323.88 feet to a rebar and cap marking the Northwest corner of said 1/4-1/4 Section; thence turn an interior angle of $91^{\circ}37'05''$ and run to the right in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 1087.58 feet to a rebar and cap on the Northwesternly Right-of-Way of Shelby County Highway #43; thence turn an interior angle of $50^{\circ}18'17''$ to the tangent of a curve to the left having a central angle of $3^{\circ}18'26''$ and a radius of 5769.58 feet and run right to left along the arc of said curve in a Southwesterly direction along the Northwesternly Right-of-Way of Shelby County Highway #43 a distance of 333.04 feet to a rebar and cap; thence run tangent to last described curve in a Southwesterly direction along said Right-of-Way a distance of 959.90 feet to a Right-of-Way monument; thence turn an interior angle of $180^{\circ}04'28''$ to the tangent of a curve to the right having a central angle of $4^{\circ}30'16''$ and a radius of 5689.58 feet and run along the arc of said curve in a Southwesterly direction along said Right-of-Way a distance of 447.30 feet to a Right-of-Way monument; thence turn an interior angle of $87^{\circ}29'09''$ from the tangent of last described curve and run to the right in a Northwesternly direction along said Right-of-Way a distance of 10.25 feet to a Right-of-Way monument; thence turn an

interior angle of $272^{\circ}31'18''$ to the tangent of a curve to the right having a central angle of $2^{\circ}00'12''$ and a radius of 5679.58 feet and run left to right along the arc of said curve in a Southwesterly direction and along said Right-of-Way a distance of 198.58 feet to a rebar and cap; thence turn an interior angle of $269^{\circ}55'50''$ from the tangent of last described curve and run to the left in a Southeasterly direction a distance of 10.00 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ to the tangent of a curve to the right having a central angle of $3^{\circ}19'18''$ and a radius of 5689.58 feet and run to the right along the arc of said curve in a Southwesterly direction and along said Right-of-Way a distance of 329.85 feet to a rebar and cap; thence run tangent to last described curve in a Southwesterly direction along said Right-of-Way a distance of 3057.20 feet to a rebar and cap; thence run along the arc of a curve to the left having a central angle of $1^{\circ}20'00''$ and a radius of 22,958.30 feet in a Southwesterly direction and along said Right-of-Way a distance of 534.26 feet to a rebar and cap; thence run tangent to last described curve in a Southwesterly direction along said Right-of-Way a distance of 1428.79 feet to a rebar and cap; thence turn an interior angle of $133^{\circ}14'05''$ and run to the right in a Westerly direction a distance of 1574.63 feet to a rebar and cap; thence turn an interior angle of $269^{\circ}46'35''$ and run to the left in a Southerly direction along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 West, a distance of 1131.05 feet to a point on the Northeasterly Right-of-Way of U.S. Highway 280; thence turn an interior angle of $47^{\circ}02'48''$ to the tangent of a curve to the right having a central angle of $15^{\circ}32'56''$ and a radius of 5489.58 feet and run to the right along the arc of said curve in a Northwesterly direction and along said Right-of-Way a distance of 1489.77 feet to a Right-of-Way monument; thence turn an interior angle of $166^{\circ}16'32''$ from the tangent of last described curve and run to the right in a Northeasterly direction along said Northeasterly Right-of-Way a distance of 252.95 feet to a rebar and cap; thence turn an interior angle of $193^{\circ}43'24''$ and run to the left in a Northwesterly direction a distance of 150.27 feet to a Right-of-Way monument; thence turn an interior angle of $200^{\circ}07'18''$ and run to the left in a Northwesterly direction along said Right-of-Way a distance of 299.55 feet to a rebar and cap on the West line of said Section 21; thence turn an interior angle of $128^{\circ}34'02''$ and run to the right in a Northerly direction along the West line of said Section 21 a distance of 3336.51 feet to the POINT OF BEGINNING.

PARCEL II:

A tract of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a pine knot in a rock pile marking the Southwest corner of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama and run in a Northerly direction along the West line of said section 21 a distance of 996.62 feet to a rebar and cap located on the Southwesterly right-of-way of U.S. Highway 280; thence turn an interior angle of $48^{\circ}37'09''$ and run to the right in a Southeasterly direction along said right-of-way a distance of 198.78 feet to a rebar and cap; thence turn an interior angle of $165^{\circ}42'37''$ to the tangent of a curve to the left having a central angle of $10^{\circ}54'49''$ and radius of 5969.58 feet and run right to left along the arc of said curve in a Southeasterly direction and along said right-of-way a distance of 1137.07 feet to a rebar and cap on the South line of said Section 21; thence turn an interior angle of $44^{\circ}17'00''$ from the tangent of last described curve and run to the right in a Westerly direction along the South line of said Section 21 a distance of 875.72 feet to the Point Of Beginning, containing 9.95 acres, more or less.

2Inst # 1996-31156

09/20/1996-31156
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
009 NCD 29.50