

SEND TAX NOTICE TO:  
SHADY OAKS, INC.  
1002 Pierce Street  
Albertville, AL 35950

**This instrument was prepared by:**

Patrick F. Smith, Attorney  
Strickland & Smith  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**CORPORATION WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED SIXTY THOUSAND EIGHT HUNDRED AND NO/100'S (\$360,800.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, THE ALABAMA SHERIFF'S BOYS AND GIRLS RANCHES, INC., a corporation, (hereinafter referred to as grantor), does grant, bargain, sell and convey unto SHADY OAKS, INC., (hereinafter referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

\$360,800.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

To have and to hold unto the said GRANTEE, his/her heirs and assigns, forever; And grantor does, for itself and for its successors and assigns covenant with said GRANTEE, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Lyn Wheatley the Executive Director of said corporation who is duly authorized, has hereunto set his/her hand and seal this 15 of November, 1996.

THE ALABAMA SHERIFF'S BOYS AND GIRLS RANCHES, INC.

BY: *Lyn Wheatley*

Its: *Executive Director*

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lyn Wheatley who as the Executive Director of THE ALABAMA SHERIFF'S BOYS AND GIRLS RANCHES, INC., 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 conveyance, he/she executed the same voluntarily for and as the act of the corporation on the day the same bears date.

GIVEN under my hand and official seal this the 15 day of November, 1996

*[Signature]*  
Notary Public

My Commission Expires: 10-6-97

Inst # 1996-40797

12/11/1996-40797  
03:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00

Inst # 1996-40797

Exhibit "A" Legal Description

From the true (sized section) N.W. corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 East, run thence true South 00 degrees 55 minutes 10 seconds West along the true West boundary of said SW 1/4 of the NE 1/4 a distance of 287.12 feet to a point on the Southerly boundary of U.S. Highway #280 (250 feet Right of Way) being the Point of Beginning of herein described parcel of land; thence turn 00 degrees 38 minutes 31 seconds left and run South 00 degrees 16 minutes 39 seconds left and run South 00 degrees 16 minutes 39 seconds along an accepted property line a distance of 642.51 feet; thence turn 00 degrees 01 minutes 35 seconds right and continue South 00 degrees 18 minutes 14 seconds West along said accepted property line of a distance of 396.07 feet; thence turn 00 degrees 06 minutes 47 seconds left and continue South 00 degrees 11 minutes 27 seconds West along said accepted property line a distance of 1378.17 feet; thence turn 00 degrees 18 minutes 59 minutes right and continue South 00 degrees 30 minutes 26 seconds West along accepted property line a distance of 1273.32 feet to a Point on the True South boundary of Section 2, Township 20 South, Range 2 East, said Point being 38.14 feet South 89 degrees 22 minutes 15 seconds East of the true S.W. corner of the S.W. corner of the SW 1/4 of the SE 1/4 of Section 2; thence turn 89 degrees 52 minutes 41 seconds left and run South 89 degrees 22 minutes 15 seconds East along the true South boundary of said Section 2, a distance of 1276.89 feet to the S.E. corner of said SW 1/4 of the SE 1/4; thence turn 89 degrees 32 minutes 55 seconds left and run North 1 degree 04 minutes 50 seconds East a distance of 1327.34 feet to the true N.E. corner of said SW 1/4 of the SE 1/4; thence turn 00 degrees 54 minutes 15 seconds left and run North 00 degrees 10 minutes 35 seconds East along an accepted property line a distance of 1317.26 feet; thence turn 1 degree 27 minutes 51 seconds right and run North 1 degree 38 minutes 26 seconds East along an accepted property line a distance of 77.98 feet to a point on the Southerly boundary of aforementioned U.S. #280; thence turn 54 degrees 18 minutes 20 seconds left and run North 52 degrees 39 minutes 54 seconds West along said Highway boundary a distance of 1618.73 feet to the Point of Beginning of herein of herein described parcel of land.

LESS AND EXCEPT:

From the true (sized section) N.W. corner of the SW 1/4-NE 1/4 of Section 2, Township 20 South, Range 2 East, run thence true South 00 degrees 55 minutes 10 seconds West along the true West boundary of said SW 1/4 of the NE 1/4, a distance of of 287.12 feet to a point on the Southerly boundary of U.S. Highway #280 (250 foot Right of Way), being the Point of Beginning of the herein described parcel of land; thence turn 00 degrees 38 minutes 31 seconds left and run South 00 degrees 16 minutes 39 seconds West along an accepted property line a distance of 642.51 feet; thence turn 00 degrees 01 minutes 35 seconds right and continue South 00 degrees 18 minutes 14 seconds West along said accepted property line a distance of 396.07 feet; thence turn 00 degrees 06 minutes 47 seconds left and continue South 00 degrees 11 minutes 27 seconds West along said accepted property line a distance of 468.75 feet; thence turn 90 degrees 11 minutes 27 seconds left and run 300.0 feet; thence turn 90 degrees 00 minutes right and run 205.50 feet; thence turn 90 degrees 00 minutes left and run 989.58 feet to a point on an accepted property line; thence turn 89 degrees 49 minutes 25 seconds left and run North 00 degrees 10 minutes 35 seconds East along said accepted property line a distance of 653.15 feet; thence turn 01 degree 27 minutes 51 seconds right and run North 01 degree 38 minutes 26 seconds East along said accepted property line a distance of 77.98 feet to a point on the Southerly boundary of aforementioned U.S. Highway #280; thence turn 54 degrees 18 minutes 20 seconds left and run 1618.73 feet along said Highway boundary to the Point of Beginning of the herein described parcel of land.

Inst # 1996-40797

12/11/1996-40797  
03:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00