

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
J. T. Stephens
3710 Redmont Road
Birmingham, Alabama 35213

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eight Hundred Six Thousand Eight Hundred Four and 38/100 (\$806,804.38), and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama limited liability company ("Grantor"), by J. T. Stephens ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easement for Alabama Power Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 323; and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (4) Mineral and mining rights and rights incident thereto recorded in Volume 53, at Page 262, in the Probate Office of Shelby County, Alabama (limited to the NW 1/4 of NW 1/4 of Section 22 of Parcel I).

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1997-01413

01/14/1997-01413
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 HCB 825.50

Land title

Inst # 1997-01413

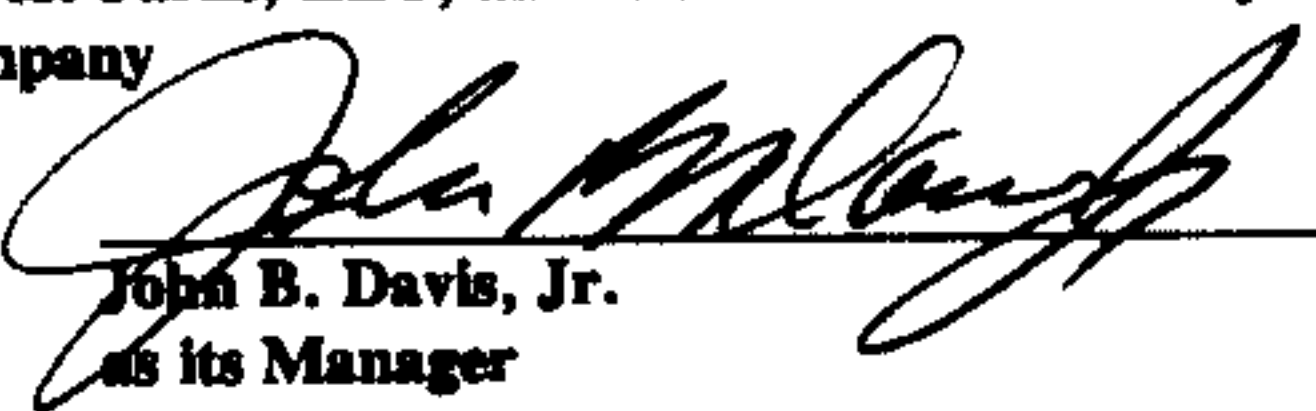
IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the

13th day of January, 1997.

WITNESS:

Forest Parks, LLC, an Alabama limited liability company

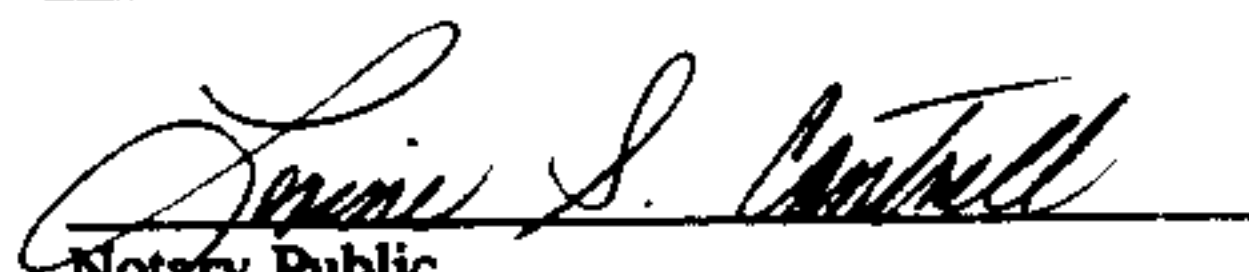
By:


John B. Davis, Jr.
as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Forest Parks, LLC.

Given under my hand and official seal this 13th day of January, 1997.


Notary Public

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"

PARCEL I:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 22, the North 1/2 of the Northeast 1/4 of Section 21, and the Southwest 1/4 of Section 16, all located in Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner, a pine knot found, of Section 22, Township 19 South, Range 1 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Section a distance of 688.17 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $59^{\circ}13'33''$ and run to the right in a Southwesterly direction a distance of 443.83 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $135^{\circ}15'35''$ and run to the right in a Southwesterly direction a distance of 220.00 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $196^{\circ}06'00''$ and run to the left in a Southwesterly direction a distance of 276.26 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $193^{\circ}41'45''$ and run to the left in a Southwesterly direction a distance of 145.00 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Northwesterly direction a distance of 200.00 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $270^{\circ}00'00''$ and run to the left in a Southwesterly direction a distance of 693.33 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $110^{\circ}18'13''$ and run to the right in a Northwesterly direction a distance of 350.00 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $124^{\circ}11'17''$ and run to the right in a Northwesterly direction a distance of 336.02 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $108^{\circ}02'37''$ and run to the right in a Northeasterly direction a distance of 108.65 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $280^{\circ}47'52''$ and run to the left in a northwesterly direction a distance of 761.23 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $265^{\circ}43'10''$ and run to the left in a Southwesterly direction a distance of 170.00 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $105^{\circ}22'04''$ and run to the right in a Northwesterly direction a distance of 660.64 feet to a rebar and cap bearing the certificate of authorization number of R.C. Farmer, P.L.S., located at the Southeast corner of a parcel of land upon which a water tank is situated; thence turn an interior angle of $131^{\circ}00'31''$ and run to the right in a Northerly direction along the East line of said water tank site a distance of 229.93 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $208^{\circ}14'39''$ and run to the left in a Northwesterly direction a distance of 723.21 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 South, Range

1 West, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $61^{\circ}51'20''$ and run to the right in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 460.00 feet to the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $268^{\circ}47'00''$ and run to the left in a Northerly direction along the West line of said 1/2-1/4-1/4 Section a distance of 1316.83 feet to the Northwest corner of said 1/2-1/4-1/4 Section, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; 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 1/2-1/4-1/4 Section a distance of 670.66 feet to the Northeast corner of said 1/2-1/4-1/4 Section, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; 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 1/2-1/4-1/4 Section a distance of 1317.48 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior angle of $271^{\circ}12'26''$ and run to the left in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 1341.71 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; 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, more or less, to the Point of Beginning of the herein described Parcel.

PARCEL II:

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, lying West of Shelby County Highway 43, being more particularly described as follows:

Commence at the Southwest corner, a pine knot found, of Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, and run in an Easterly direction along the South line of said Section a distance of 1308.17 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section and the Point of Beginning, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence deflect $88^{\circ}36'47''$ to the left and run in a Northerly direction a distance of 1323.88 feet to the Northwest corner of said 1/4-1/4 Section, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; 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 point on the Northwesterly right-of-way of Shelby County Highway 43, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence turn an interior of $50^{\circ}18'17''$ to the tangent of a curve to the left running in a Southwesterly direction having a central angle of $3^{\circ}18'26''$ and a radius of 5769.58 feet, and continue in a Southwesterly direction along the Northwesterly right-of-way of said highway along the arc of said curve a distance of 333.04 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence tangent to the last described curve continue

in a Southwesterly direction along said right-of-way a distance of 959.90 feet to a concrete right-of-way monument found; thence turn an interior angle of $180^{\circ}04'28''$ to the tangent of a curve to the right running in a Southwesterly direction having a central angle of $3^{\circ}42'01''$ and a radius of 5689.58 feet, and continue in a Southwesterly direction along the Northwesterly right-of-way of said highway along the arc of said curve a distance of 367.45 feet to the intersection of said right-of-way with the south line of said 1/4-1/4 Section, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc.; thence from the tangent of the last described curve turn an interior angle of $129^{\circ}46'57''$ and run to the right departing said right-of-way and along the South line of said 1/4-1/4 Section a distance of 123.30 feet, more or less, to the Point of Beginning of the herein described Parcel.

Together with an easement for the installation and maintenance of a water line under, over and across the following described property:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama and run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 1128.98 feet to a point that is 212.73 feet East of the Northwest corner of said 1/4-1/4 Section; thence deflect $118^{\circ}08'40''$ to the left and run in a Southeasterly direction a distance of 700.75 feet to the Point of Beginning of the herein described Water Line Easement; thence continue along the last described course in a Southeasterly direction a distance of 22.56 feet to a point at the Northeast corner of a parcel of land upon which a water tank is constructed; thence turn an interior angle of $61^{\circ}43'$ and run to the right in a Westerly direction along the North line of said water tank parcel a distance of 199.90 feet to the Northwest corner of said water tank parcel; thence turn an interior angle of $90^{\circ}00'$ to the right and run in a Northerly direction a distance of 20.00 feet to a point; thence turn an interior angle of $90^{\circ}00'$ to the right and run in an Easterly direction a distance of 189.14 feet, more or less, to the Point of Beginning.

It is the intention of Grantor that this water line easement shall extend to such point as is necessary to permit the installation and connection of a water line to the presently existing Shelby County water lines as shown on the survey of A. Frazier Christy dated December 9, 1996. Grantee shall have the right to assign or dedicate this water line easement to Shelby County or to such other party as Grantee shall deem appropriate.

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