

Send Tax Notice To: Theresa D. Thompson
1045 Merry Fox Farms
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TEN AND 00/100 (\$ 10.00) DOLLARS, in cash, and in fulfillment of an integrated plan for a Section 1031 Tax Free Exchange, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, WILLIAM V. DILLARD, A MARRIED MAN, herein referred to as Grantor, does grant, bargain, sell and convey unto THERESA D. THOMPSON, AN UNMARRIED WOMAN, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", HERETO ATTACHED AND MADE A PART HEREOF THE SAME AS IF FULLY SET OUT HEREIN, FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

Subject to: 1. Ad valorem taxes for the year 1997 and subsequent years not yet due and payable. 2. Right of Way for railroad to Atlantic Railroad Co., as set out in Deed Book 13, Page 461, in the Probate Office. 3. Railroad Right of Way granted to Heart of Dixie Railroad Club as set out in Deed Book 337, Page 734, in the Probate Office. 4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property. It is understood, however, that the minerals and mining rights herein mentioned are conveyed to the Grantee herein, to the extent owned, if owned. 5. All other matters of public record.

THE PROPERTY HEREIN CONVEYED IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee in fee simple, and to the Grantee's successors and assigns forever, together with every contingent remainder and right of reversion.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of February, 1997.

William V. Dillard (SEAL)
William V. Dillard

02/19/1997-05332
03:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 11.50

Inst. 0 1997-05332

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William V. Dillard, 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 conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 19th day of February, 1997.



Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

EXHIBIT "A"

Parcel "A":

Begin at the Northwest Corner of the NE 1/4 of the SW 1/4, Section 18, T-22S, R-1W; thence run in an easterly direction along the north boundary of said 1/4-1/4 for 1347.58 feet to a point, being the Northeast Corner of said 1/4 1/4; thence continue in an easterly direction along the last described course, being along the north boundary of the NW 1/4 of the SE 1/4 of said Section 18, for 1347.59 feet to a point, being the Northeast Corner of said NW 1/4 of SE 1/4; thence turn an angle of 91 deg. 26' 02" to the right and run southerly along the east boundary of said NW 1/4 of the SE 1/4 for 815.20 feet to a point on the north boundary of Railroad property; thence turn an angle of 60 deg. 06' 32" to the right and run along said Railroad property being in a curve to the right, with a radius of 904.93 feet and central angle of 15 deg. 45' 20", for an arc distance of 248.84 feet to a point; thence continue along said Railroad Property being along a tangent for 390.55 feet to a point; thence turn an angle of 90 deg. 00' 00" to the right and leaving the Railroad Property Line run 210.00 feet to a point; thence turn an angle of 90 deg. 00' 00" to the left and run 630.00 feet to a point; thence turn an angle of 90 deg. 00' 00" to the left and run 210.00 feet to a point on the north boundary of aforementioned Railroad Property; thence turn an angle of 90 deg. 00' 00" to the right and run along said north boundary of Railroad Property for 145.00 feet to the point of intersection with the west boundary line of the NW 1/4 of SE 1/4, Section 18, T-22S, R-1W; thence continue along the last described course being along the north boundary of Railroad Property for 166.97 feet; thence continue along said Railroad Property along a curve to the right, with a radius of 904.93 feet and central angle of 9 deg. 22' 38", for an arc distance of 148.11 feet to the point of intersection with the northeast right-of-way (R.O.W.) line of County Highway 86; thence turn an angle of 62 deg. 16' 18" to the right, from the tangent to the curve, and run northwesterly along said Highway 86 R.O.W. for 80.67 feet; thence continue in a northwesterly direction along said R.O.W. along a curve to the left, with a radius of 1472.39 feet and central angle of 47 deg. 47' 23", for an arc distance of 1228.10 feet to the point of intersection with the west boundary line of the NE 1/4 of SW 1/4, Section 18, T-22S, R-1W; thence turn an angle of 81 deg. 33' 50" to the right, from the tangent to the curve, and run northerly along the west boundary of said NE 1/4 of SW 1/4 for 462.07 feet to the point of beginning. Said parcel is lying in the NE 1/4 of SW 1/4 and the NW 1/4 of SE 1/4, Section 18, T-22S, R-1W, and contains 53.83 acres.

PARCEL "D":

Begin at the Southeast Corner of the NW 1/4 of SE 1/4, Section 18, T-22S, R-1W; thence run westerly along the south boundary line of said 1/4-1/4 for 1362.50 feet to a point, being the Southwest Corner of said 1/4 1/4; thence continue westerly along the south boundary line of the NE 1/4 of SW 1/4 of said Section 18 for 243.10 feet to a point on the northeast right-of-way (R.O.W.) line of County Highway 86; thence turn an angle of 59 deg. 04' 00" to the right and run along said R.O.W. for 5.99 feet to a point on the south boundary of Railroad Property; thence turn an angle of 114 deg. 46' 15" to the right and run along the south boundary of said Railroad Property along a curve to the left, with a radius of 1004.93 feet and central angle of 6 deg. 25' 11", for an arc distance of 112.60 feet; thence continue along Railroad Property line along a tangent for 1332.52 feet; thence continue along south Railroad Property Line along a curve to the left, with a radius of 1004.93 feet and central angle of 12 deg. 31' 44", for an arc distance of 219.75 feet to a point on the east boundary line of aforementioned NW 1/4 of SE 1/4; thence turn an angle of 116 deg. 39' 52" to the right and run southerly along the east boundary of said NW 1/4 of SE 1/4 for 384.73 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 18, T-22S, R-1W.

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SHELBY COUNTY JUDGE OF PROBATE
DOUGLAS R. HEDGECOCK

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