

Send tax notice to:
George Dreher
3940 Montclair Road
Birmingham AL 1 35213

This instrument prepared by:
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✓ Bradley Arant Rose & White LLP
2001 Park Place Tower, Suite 1400
Birmingham, Alabama 35203

Inst # 1997-06743

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

650,000

That in consideration of One Hundred Dollars (\$100.00), in hand paid to GEORGE R. DREHER, a married man ("Grantor"), by GEORGE R. DREHER FAMILY PARTNERSHIP, LTD., an Alabama limited partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description attached hereto and made a part hereof as Exhibit
A.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

- i. All taxes for the year 1997 due but not payable until October 1, 1997, and subsequent thereto.
- ii. All easements, encumbrances, right-of-ways and restrictions of record.

Grantor does for itself, its successors and assigns, covenant with Grantee, its

successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

Grantor represents that the said property does not constitute the homestead of Grantor or of his spouse.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed for and in its partnership name by its duly authorized General Partners on or as of the 20th day of February, 1997.



George R. Dreher, a married man

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that George R. Dreher, a married man, 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 20th day of February 1997.



Notary Public

[NOTARIAL SEAL]

My commission expires: 4/11/98

EXHIBIT "A"

The following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

- A. From the SW corner of the SE 1/4-SE 1/4 of section 14, T20S-R1W, run thence East along the South boundary of said SE 1/4-SE 1/4 a distance of 926.10 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 400.0 feet to the SW corner of the SW 1/4-SW 1/4 of Section 13, T20SR1W; thence turn 01 degrees 08 minutes 07 seconds right and run 470.0 feet along the South boundary of said SW 1/4-SW 1/4; thence turn 98 degrees 19 minutes 07 seconds left and run 777.33 feet; thence turn 127 degrees 24 minutes 49 seconds left and run 1085.17 feet to the point of beginning of herein described parcel of land, containing 7.65 acres.

From SW corner of the SW 1/4 of Section 13, T20S-R1W, run thence East along the South boundary of said SW 1/4 - SW 1/4 a distance of 790.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 549.80 feet to the SE corner of said SW 1/4 - SW 1/4; thence turn 99 degrees 37 minutes 35 seconds left and run 991.50 feet along the East boundary of said SW 1/4 - SW1/4; thence turn 90 degrees 00 minutes left and run 406.17 feet; thence turn 64 degrees 13 minutes 31 seconds left and run 535.25 feet thence turn 35 degrees 28 minutes 01 seconds left and run 530.25 feet to the point of beginning of herein described parcel of land, containing 12.83 acres.

TOGETHER WITH AND SUBJECT TO an easement for ingress and egress and utilities, having a segment 60.0 foot in width and a segment 80.0 foot in width, common to Parcels 2, 3, 4, 5, 6, 7 and eight and further described to-wit: From the N.E. Corner of the SE 1/4-SW 1/4 of Section 13, T20S-R1W, run thence West along the North boundary of said SW 1/4-SW 1/4 a distance of 120.93 feet to the point to beginning of the centerline of 60.0 foot width segment of herein described easement; thence turn 127 degrees 48 minutes 02 seconds left and run 452.37 feet along said easement centerline and the following courses; 10 degrees 24 minutes 24 seconds right for 96.25 feet; 39 degrees 24 minutes 48 seconds right for 59.71 feet; 43 degrees 39 minutes 25 seconds right for 177.09 feet; thence 22 degrees 10 minutes 27 seconds left for 74.86 feet; 15 degrees 04 minutes 15 seconds left for 148.41 feet; 20 degrees 30 minutes 52 seconds right for 137.97 feet; 19 degrees 43 minutes 34 seconds left for 95.26 feet; 63 degrees 41 minutes 13 seconds right for 2549.19 feet; 32 degrees 43 minutes 05 seconds left for 170.97 feet; 22 degrees 07 minutes 40 seconds right for 189.25 feet; 22 degrees 42 minutes 25 seconds right for 221.28 feet; 14 degrees 15 minutes 25 seconds left for 181.58 feet; thence turn 12 degrees 14 minutes 55 seconds left and run 209.32 feet along said 60.0 foot easement to the point of beginning of the centerline of aforementioned 80.0 foot segment of said described easement; thence turn 20 degrees 31 minutes 46 seconds right and run 1387.96 feet along the centerline of said 80.0 foot easement to a point of intersection with the centerline of a 60.0 foot easement set forth in the recorded plat of a subdivision known as CHELSEA - 240, said easement also described in Book 283 at pages 482-484.

B. The real estate situated in Shelby County, Alabama, described as the South ½ of the Northwest 1/4 of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama, subject to:

1. Title to minerals underlying the lands conveyed herein with mining rights and privileges belonging thereto.
2. Rights of other parties in and to the use of the easements described in Real Record 269, Page 497 and Real Record 269, Page 501 in the Probate Office of Shelby County, Alabama.
3. Together with and subject to Grant of Easement, Declaration of Restrictions and Imposition of Maintenance Obligations as set forth in document recorded in Real 290, Page 547, in the Office of the Judge of Probate, Shelby County, Alabama, together with the rights of others to use the easement as set forth therein.

C. The following described real estate, situated in Shelby County, Alabama, to-wit:

Parcels 3, 4 and 5, of Chelsea 240, a Resurvey of Parcels 5B, 5C and 5D of the Tract 5 Subdivision, as recorded in Map Book 15, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Public utility easements as shown by recorded plat, including a 60 foot private easement for ingress and egress as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 290, Page 547 and Map Book 15, Page 74 in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 273, Page 472 in Probate Office; (5) Rights of other parties in and to the Use of the easements described herein, and as recorded in Real 269, Page 497 and 501 and Real 283, Page 472 in Probate Office.

D. An undivided 1/3 interest in the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

PARCEL I: The West ½ of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, both situated in Section 13, Township 20, Range 1 West, situated in Shelby County, Alabama.

PARCEL II: The NW 1/4 of NW 1/4 and W ½ of NE 1/4 of NW 1/4, Section 24, Township 20 South, Range 1 West, situated in Shelby County, Alabama.

- E. The SW Lot SW 1/4 NW 1/4 TH RE., Shelby County, Alabama (# 9316-9-30-0-000-012.003)
- F. The N 1/2 of the NW 1/4; the NW 1/4 of the SW 1/4; and the SW 1/4 of the NE 1/4 all in section 24 township 205, Range 1 West (approximately 160 acres) more or less.

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03/05/1997-06743
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 669.50