

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:

STATE OF ALABAMA)
COUNTY OF SHELBY)

Partnership Form Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand Forty
and NO/100----- DOLLARS (\$ 5,040.00) and other good and valuable consideration to the
undersigned grantor, CHURACRE, an Alabama General Partnership (herein referred to as GRANTOR), in hand paid
by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell, and convey unto George A. Collins and Betsy P. Collins (herein
referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated
in Shelby County, Alabama: * and Lynn T. Church, a married woman

Inst # 1997-10606

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.

Existing covenants and restrictions, easements and limitations of record.

The above described property does not constitute the homestead of Lynn T. Church
nor her spouse.

~~Notwithstanding to the extent that the purchase price noted above was paid to CHURACRE, an Alabama General Partnership, the same shall be held in trust for the benefit of the GRANTEES herein.~~

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their
heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy
hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein
survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive
the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES their heirs and assigns, that is lawfully
seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 the said GRANTEES, their heirs executors and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHURACRE, an Alabama General Partnership^{*} by its
General Partner, Greg A. Church, who is authorized to execute this conveyance, has hereto set its signature and seal,
this the 12th day of March, 1997. * and Lynn T. Church

Lynn T. Church
Lynn T. Church

CHURACRE, an Alabama General Partnership
Greg A. Church
By Greg A. Church
Its General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Greg
A. Church, whose name as General Partner of CHURACRE, an Alabama General Partnership, 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, as such General Partner and with full authority, executed the same voluntarily for
and as the act of said partnership.

Given under my hand and official seal, this the 12th day of March, 1997.
Inst # 1997-10606

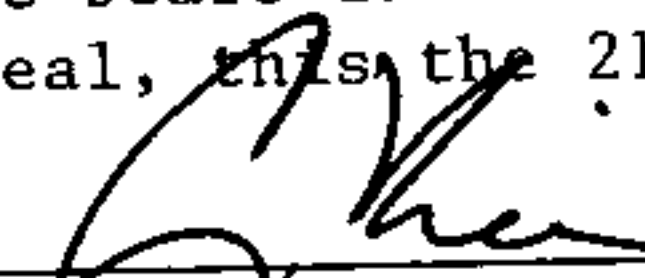
[Signature]
Notary Public
My Commission Expires: 5/29/99

04/07/1997-10606
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 24.00

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Lynn T. Church, whose name(s) 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, she executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of March, 1997.



NOTARY PUBLIC

My commission expires:

5-29-99

Exhibit "A"

From the S.W. Corner of the NW1/4-SE1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NW1/4-SE1/4 a distance of 400.61 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 271.09 feet; thence turn 90 degrees 29 minutes 30 seconds left and run 270.48 feet; thence turn 134 degrees 41 minutes 19 seconds left and run 381.30 feet to the point of beginning of herein described parcel of land; containing 0.84 acres.

Together with the following described easement:

60.0 Foot Easement for Ingress, Egress & Utilities
Centerline Description to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 54' 55" right for 165.02 feet; 05 deg. 37' 50" left for 265.89 feet; 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.54 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 50" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 50" left and run 68.62 feet along said

easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

The Grantors do hereby for themselves, their successors and assigns, reserve a Sixty foot wide easement for ingress and egress and utilities, which is more particularly described as follows:

From the S.W. corner of the NW1/4-SE1/4 of Section 23, Township 19 South, range 1 West, run thence East along the South boundary of said NW1/4-SE1/4 a distance of 442.91 feet to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities recorded as instrument #1996-10930; thence turn 45 degrees 10 minutes 49 seconds left and run 321.84 feet along said recorded

easement to the point of termination of same and the point of beginning of the continuation of said easement as hereafter described; thence continue along last described course a distance of 32.02 feet; thence turn 08 degrees 57 minutes 23 seconds left and continue along the centerline of said 60.0 foot easement for ingress and egress and utilities a distance of 297.88 feet to a point of termination.

Further, the Grantors do hereby for themselves, their successors and assigns, reserve a Sixty feet wide easement for ingress and egress and utilities, which is more particularly described as follows:

From the S.W. corner of the NW1/4-SE1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NW1/4-SE1/4 a distance of 442.91 feet to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities recorded as Instrument #1996-10930; thence turn 45 degrees 10 minutes 49 seconds left and run 42.29 feet along said recorded easement centerline to the point of beginning of the centerline of herein described 60.0 easement for ingress and egress and utilities; thence 45 degrees 10 minutes 49 seconds right and run 198.72 feet along the centerline of herein described easement to its point of termination.

Inst # 1997-10606

04/07/1997-10606
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 24.00