

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

SEND TAX NOTICE TO:
Cambrian Ridge, LLC
Post Office Box 9
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

730-400²

Inst # 1997-11075

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, paid to the undersigned grantors, Peggy G. Barnes, a widow, Charles Lindell Wright (one and the same person as Lindell Wright) and wife, Bettye B. Wright ("Grantors"), by Cambrian Ridge, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do 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) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 184, at Page 417, Deed Book 195, at Page 282 and Deed Book 126, at Page 292, in Probate Office; (3) Right(s)-of-Ways granted to Colonial Pipeline by instrument(s) recorded in Deed Book 222, at Page 826, and Deed Book 268, at Page 811, in Probate Office; (4) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 180, at Page 605, and Deed Book 300, at Page 301, in Probate Office; (5) 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 Deed Book 36, Page 426, and Deed Book 23, Page 525, in Probate Office; (6) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama; (7) Less and except any portion sold to the State of Alabama for highway right-of-way as set out in Deed Book 300, at Page 301, in Probate Office; (8) Encroachment of pond off of the land as shown by the Survey of Robert D. Farmer, dated January 16, 1997.

04/10/1997-11075
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
163.50
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\$ 580,400² of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantor will, and their heirs and assigns shall,

warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 31st day of March, 1997.

WITNESSES:

[Signature]

Peggy G. Barnes
Peggy G. Barnes

[Signature]
[Signature]

Charles Lindell Wright
Charles Lindell Wright

Bettye B. Wright
Bettye B. Wright

STATE OF ALABAMA)
COUNTY OF Coffee)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy G. Barnes, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of March, 1997.

Virginia Y. Wood
Notary Public

My Commission Expires: 11-20-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Lindell Wright and wife, Bettye B. Wright whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of March, 1997.

[Signature]
Notary Public

My Commission Expires: 5/23/99

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West; thence S 00deg-00'-43" W along the easterly boundary of said 1/4-1/4 section a distance of 420.44' to the intersection of said 1/4-1/4 boundary line and the southwesterly right-of-way line of Shelby County Highway No. 35 (R.O.W. Varies), said point being the POINT OF BEGINNING; thence continue along the last described course a distance of 452.33' to the northwesterly right-of-way line of said highway, and a point on a curve to the right having a radius of 1183.24' and a central angle of 6deg-59'-48", said curve being non-tangent to the last described course; thence along said right-of-way line and the arc of said curve a distance of 144.49', said arc subtended by a chord which bears S 14deg-31'-46" W a distance of 144.40', to the end of said curve and a concrete monument; thence S 18deg-01'-40" W along said right-of-way line a distance of 206.98'; thence S 26deg-38'-54" W along said right-of-way line a distance of 120.98' to the southerly boundary of said 1/4-1/4 section; thence N 88deg-31'-26" W along said southerly boundary a distance of 420.37' to the northeasterly right-of-way line of Shelby County Highway No. 52 (R.O.W. Varies), said right-of-way line being a line of denied access; thence N 64deg-41'-16" W along said right-of-way line and denied access line a distance of 124.46' to the northeasterly right-of-way line of United States Interstate No. 65 (R.O.W. Varies); thence N 11deg-38'-24" W along said right-of-way line of United States Interstate No. 65 and leaving said right-of-way line belonging to Shelby County Highway No. 52 a distance of 229.75' to a concrete monument; thence N 30deg-27'-03" W along said interstate right-of-way line a distance of 612.25' to a concrete monument and a point on a curve to the right having a radius of 5519.58' and a central angle of 5deg-47'-25", said curve being non-tangent to the last described course; thence along said interstate right-of-way and the arc of said curve a distance of 557.80', said arc subtended by a chord which bears N 03deg-33'-32" W a distance of 557.56', to the end of said arc and a point on the southeasterly right-of-way line of Shelby County Highway No. 35 (80' R.O.W.); thence N 37deg-21'-13" E along said right-of-way line and leaving said interstate right-of-way line a distance of 393.55'; thence S 53deg-25'-27" E and leaving said right-of-way line a distance of 181.68'; thence N 37deg-12'-32" E a distance of 240.33'; thence S 55deg-22'-18" E a distance of 18.73'; thence N 36deg-21'-01" E a distance of 167.02' to a point on the southwesterly right-of-way line of Shelby County Highway No. 35 (R.O.W. Varies); thence S 26deg-18'-35" E along said right-of-way line a distance of 359.77' to a concrete monument; thence S 00deg-24'-31" W along said right-of-way line a distance of 111.73' to a concrete monument; thence S 26deg-16'-27" E along said right-of-way line a distance of 400.30' to a concrete monument; thence S 48deg-07'-40" E along said right-of-way line a distance of 107.52' to a concrete monument; thence S 26deg-18'-35" E along said right-of-way line a distance of 115.19' to a concrete monument and a point on a curve to the right having a radius of 1183.24' and a central angle of 15deg-13'-04"; thence along said right-of-way line and the arc of said curve a distance of 314.27', said arc subtended by a chord which bears S 18deg-36'-59" E a distance of 313.34', to the end of said arc and the Point of Beginning.

SUBJECT TO a 50' Colonial Pipeline Right-of-Way.

SUBJECT TO a drainage easement as recorded in Deed Book 300, Page 301 in the Office of the Judge of Probate, Shelby County, Alabama, said easement being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West; thence S 00deg-00'-43" W along the easterly boundary of said 1/4-1/4 section a distance of 420.44' to the intersection of said 1/4-1/4 boundary line and the southwesterly right-of-way line of Shelby County Highway No. 35 (R.O.W. Varies), said point lying on a curve to the left having a radius of 1183.24' and a central angle of 15deg-13'-04"; thence along said right-of-way line and the arc of said curve a distance of 314.27', said arc subtended by a chord which bears N 18deg-36'-59" W a distance of 313.34', to the end of said curve and a concrete monument, said point being the POINT OF BEGINNING of the boundary of a drainage easement; thence N 26deg-18'-35" W along said right-of-way line a distance of 40.25'; thence S 63deg-41'-25" W and leaving said right-of-way line a distance of 50.00'; thence S 26deg-14'-50" E a distance of 50.00'; thence N 63deg-41'-25" E a distance of 50.00' to the southwesterly right-of-way line of said highway and a point on a curve to the left having a radius of 1183.24' and a central angle of 0deg-28'-20", said curve being non-tangent to the last described course; thence along said right-of-way line and the arc of said curve a distance of 9.75', said arc subtended by a chord which bears N 25deg-59'-21" W a distance of 9.75', to the end of said curve, said point being the Point of Beginning.

PARCEL 2:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West; thence S 00deg-00'-43" W along the easterly boundary of said 1/4-1/4 section a distance of 1321.48' to the northerly boundary of the NE 1/4 of the SE 1/4 of said section; thence N 88deg-31'-26" W along said northerly boundary a distance of 154.50' to the northwesterly right-of-way line of Shelby County Highway No. 35 (R.O.W. Varies), said point being the POINT OF BEGINNING; thence S 26deg-38'-54" W along said right-of-way line a distance of 81.28' to a concrete monument, said monument lying at the transition between said right-of-way line and the northeasterly right-of-way line of Shelby County Highway No. 52 (R.O.W. Varies); thence S 75deg-41'-54" W along said right-of-way transition a distance of 139.00' to a concrete monument and to said northeasterly right-of-way line of Shelby County Highway No. 52, said right-of-way line being a line of denied access; thence N 64deg-41'-16" W along said right-of-way line and denied access line a distance of 275.54' to the northerly boundary of said 1/4-1/4 section; thence S 88deg-31'-26" E along said southerly boundary a distance of 420.37' to the Point of Beginning.

Exhibit A

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