

Handwritten: Volume 1300

This instrument prepared by:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Hollybrook Lake Corporation

Inst # 1997-23048

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned SIDNEY W. SMYER, III, an unmarried man ("Grantor"), in hand paid by HOLLYBROOK LAKE CORPORATION ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property conveyed herein is subject to: (1) General and special taxes or assessments for 1997 and subsequent years not yet due and payable; (2) Right of Way to Alabama Power Company by instrument(s) recorded in Deed Book 221, Page 119 and Deed Book 233, Page 128 in the Probate Office of Shelby County, Alabama; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 285, Page 722 in said Probate Office; (4) Easements and rights as set out in Deed Book 285, Page 722 in said Probate Office; (5) Right of Way to Hollybrook Lake Corporation as recorded in Deed Book 326, Page 427 in said Probate Office; (6) Any portion of the premises lying within the right of way of a private or public road; (7) Riparian and other rights created by the fact that the subject property fronts on Hollybrook Lake; (8) Terms, conditions, reservations and agreements as set out in that certain resolution of Hollybrook Lake Corporation as recorded in Real Volume 41, Page 987 in said Probate Office; (9) Restrictions appearing of record in Deed Book 222, Page 175 in said Probate Office; (10) that certain unrecorded Lease by and between Grantee herein and Allen Batton and wife, Julia Batton entered into on or about the 12th day of May, 1997.

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

And said Grantor does for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and

Inst # 1997-23048

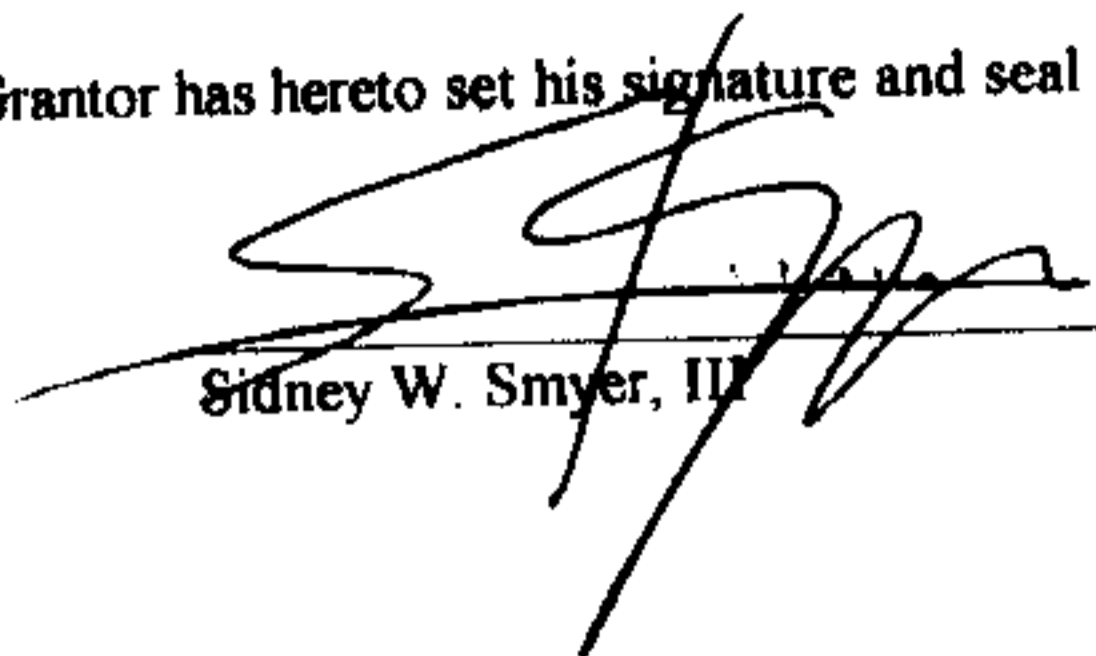
07/23/1997-23048
10:16 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MCD 88.50

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

IN WITNESS WHEREOF, Grantor has hereto set his signature and seal this 12th day of JUNE, 1997.

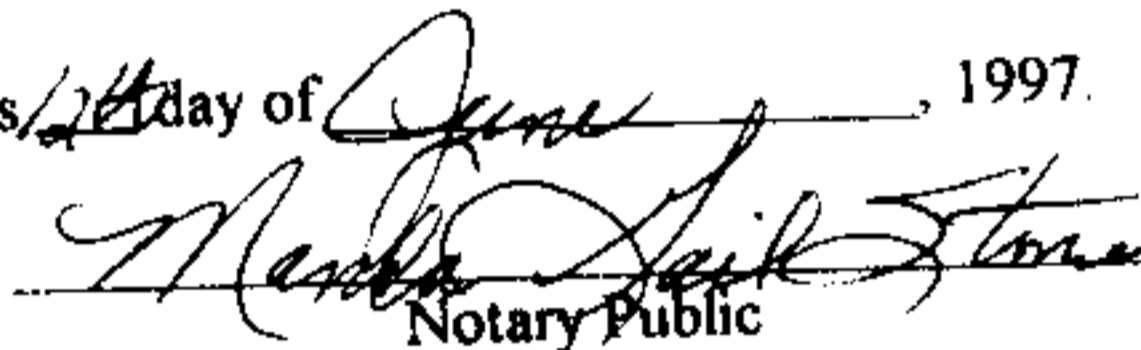


Sidney W. Smyer, III

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney W. Smyer, III, an unmarried 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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 12th day of June, 1997.



Notary Public

[SEAL]

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 11, 1998

EXHIBIT A TO GENERAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY

A TRACT OF LAND BEING SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 1 WEST, AND RUN SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24 FOR 0.73 FEET, THENCE TURN 140°12'10" LEFT AND RUN NORTHEASTERLY FOR 121.84 FEET, THENCE TURN 5°18'45" LEFT AND RUN NORTHEASTERLY FOR 223.85 FEET, THENCE TURN 00°14'59" RIGHT AND RUN NORTHEASTERLY FOR 76.15 FEET, THENCE TURN 9°41'46" LEFT AND RUN NORTHEASTERLY ALONG THE CENTERLINE OF AN EXISTING GRAVELED ROADWAY FOR 81.75 FEET, THENCE TURN 21°31'47" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 179.97 FEET, THENCE TURN 3°29'21" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 56.55 FEET, THENCE TURN 22°55'32" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 49.20 FEET, THENCE TURN 7°32'10" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 65.51 FEET, THENCE TURN 21°32'37" LEFT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 61.74 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE TURN 49°16'05" RIGHT AND RUN SOUTHEASTERLY ALONG SAID ROADWAY FOR 89.51 FEET; THENCE TURN 137°37'39" LEFT AND RUN NORTHWESTERLY 425.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #41; THENCE TURN 90°00'00" LEFT AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY 253.41 FEET TO THE CENTERLINE OF AN EXISTING GRAVELED ROADWAY; THENCE TURN LEFT 87°26'20" LEFT AND RUN SOUTHEASTERLY ALONG SAID CENTERLINE 47.28 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET; THENCE RUN ALONG SAID CURVE AND SAID CENTERLINE 197.32 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG THE TANGENT TO SAID CURVE AT SAID POINT FOR 88.20 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 81.50 FEET; THENCE RUN ALONG SAID CURVE AND SAID CENTERLINE FOR 87.32 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG THE TANGENT TO SAID CURVE AT SAID POINT 21.86 FEET TO THE POINT OF BEGINNING.

Inst # 1997-23048

07/23/1997-23048
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 88.50