

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

SEND TAX NOTICE TO:
Shelby County Commission
P. O. Box 467
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Dollar (\$1.00) and as a Gift, paid to the undersigned grantor, Forest Parks, LLC, an Alabama limited liability company ("Grantor"), by Shelby County, a political subdivision of the State of Alabama ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does 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) Easements, restrictions and exceptions as shown on the Map of Forest Parks, 1st Sector, as recorded in Map Book 22, at Pages 28 A, B and C, Shelby County, Alabama; (3) Utility easements to South Central Bell more particularly described on attached Exhibits "B" and "C"; (4) Pole line easement as shown on survey of K.B. Weygand & Associates, P.C.; (5) Rights outstanding under those certain easement agreements conveyed to Shelby County by instrument recorded in Instrument #1993-03962, *et seq.*, in the Probate Office of Shelby County, Alabama.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1997-25505

08/12/1997-25505
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD .00

Inst # 1997-25505

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the

16th day of July, 1997.

WITNESS:

Ann P. Marshall

FOREST PARKS, LLC, an Alabama limited liability company

By:

John B. Davis, Jr.
as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Forest Parks, LLC.

Given under my hand and official seal this 16th day of July, 1997.

Ann P. Marshall
Notary Public

My commission expires: 3/13/99

EXHIBIT "A"

Lot 101, Forest Parks, 1st Sector, as recorded in Map Book 22, at Page 28A, in the Office of the Judge of Probate of Shelby County, Alabama, and a parcel of land situated in Sections 20 and 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a pineheart locally accepted to be the Southwest corner of said Section 21, thence run north along the West line of said Section 21 for a distance of 1,935.17 feet to an iron pin found on the Northeast right-of-way line of U. S. Highway No. 280, said iron pin found also being the Southwest corner of said Lot 101; thence turn an angle to the left of $51^{\circ}25'57''$ and run in a northwesterly direction along said Northeast right-of-way line and also along the Southwest line of said Lot 101 for a distance of 19.85 feet to a concrete monument found; thence turn an angle to the right of $8^{\circ}49'35''$ and run in a northwesterly direction along said Northeast right-of-way line and also along the Southwest line of said Lot 101 for a distance of 203.96 feet to a point on a curve to the right having a central angle of $90^{\circ}00'13''$ and a radius of 71.32 feet; thence turn an angle to the right of $101^{\circ}18'36''$ to the radius of said curve and run in a northwesterly to northeasterly direction along the arc of said curve and also along the Northwest line of said Lot 101 for a distance of 112.04 feet to a point on the Southeast right-of-way line of Essex Drive in said Forest Parks 1st Sector; thence run tangent to last stated curve in a northeasterly direction along said Southeast right-of-way line and also along the Northwest line of said Lot 101 for a distance of 53.01 feet to a point on a curve to the left having a central angle of $19^{\circ}40'42''$ and a radius of 675.00 feet; thence run in a northeasterly direction along the arc of said curve and said Southeast right-of-way line and also along the Northwest line of said Lot 101 for a distance of 231.83 feet to the Northeast corner of said Lot 101 and also the Northwest corner of Lot 102 in said Forest Parks 1st Sector; thence turn an angle to the right of $90^{\circ}00'00''$ from the tangent of last stated curve and run in a southeasterly direction along the Northeast line of said Lot 101 and also along the Southwest line of said Lot 102 for a distance of 233.47 feet to the Southwest corner of said Lot 102; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a northeasterly direction along the Southeast line of said Lot 102 for a distance of 174.08 feet to an iron pin found at the Southeast corner of Lot 103 in said Forest Parks 1st Sector; thence turn an angle to the left of $26^{\circ}52'11''$ and run in a northeasterly direction along the Southeast line of said Lot 103 and Lot 104 A in a Resurvey of Lot 104 Forest Parks 1st Sector as recorded in Map Book 22, on Page 70, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 412.12 feet to an iron pin found; thence turn an angle to the left of $117^{\circ}15'50''$ and run in a southwesterly direction along the Northwest line of said Lot 104 A for a distance of 264.41 feet to the Northwest corner of said Lot 104 A, being on the Southeast right-of-way line of said Essex Drive, said corner being on a curve to the left having a central angle of $5^{\circ}43'51''$ and a radius of 655.00 feet; thence turn an angle to the right of $24^{\circ}08'26''$ to the radius of said curve and run in a northeasterly direction along the arc of said curve and also along the Southeast right-of-way line of said Essex Drive for a distance of 65.51 feet to a point on a reverse curve to the left having a central angle of $110^{\circ}18'09''$ and a radius of 15.00 feet; thence run in a southeasterly to northeasterly direction along the arc of said curve and also along the Southwest line of Lot 105 in said Forest Parks 1st Sector for a distance of 28.88 feet to a point; thence run tangent to last stated curve in a northeasterly direction along the Southeast line of said Lot 105 and an extension thereof for a distance of 237.09 feet to an iron pin found; thence turn an angle to the right of $3^{\circ}05'17''$ and run in a northeasterly direction for a distance of 13.83 feet to an iron pin found; thence turn an angle to the left of $93^{\circ}06'07''$ and run in a northwesterly direction for a distance of 10.00 feet to an iron pin found; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a northeasterly direction for a distance of 10.00 feet to an iron pin set; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southeasterly direction for a distance of 10.00 feet to an iron pin found; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a northeasterly direction for a distance of 314.68 feet to an iron pin found; thence turn an angle to the left of $18^{\circ}59'36''$ and run in a northeasterly direction for a distance of 768.58 feet to an iron pin found; thence turn an angle to the left of $89^{\circ}59'44''$ and run in a northwesterly direction for a distance of 170.31 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a northeasterly direction for a distance of 117.51 feet to a point on a curve to the left having a central angle of $12^{\circ}30'00''$ and a radius of 943.09 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 205.75 feet to a point; thence run tangent to last stated curve in a northeasterly direction for a distance of 214.50 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southeasterly direction for a distance of 170.06 feet to a point; thence turn an angle to the left of $90^{\circ}00'33''$ and run in a northeasterly direction for a distance of 214.69 feet to an iron pin found; thence turn an angle to the right of $14^{\circ}27'38''$ and run in a

northeasterly direction for a distance of 321.94 feet to an iron pin found; thence turn an angle to the right of $32^{\circ}55'26''$ and run in a northeasterly direction for a distance of 74.78 feet to a point; thence turn an angle to the left of $113^{\circ}11'31''$ and run in a northwesterly direction for a distance of 239.76 feet to a point; thence turn an angle to the left of $38^{\circ}33'24''$ and run in a northwesterly direction for a distance of 15.33 feet to a point on a curve to the left having a central angle of $108^{\circ}43'48''$ and a radius of 55.00 feet; thence run in a northeasterly to northwesterly direction along the arc of said curve for a distance of 104.37 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ from the tangent of last stated curve and run in a northeasterly direction for a distance of 147.05 feet to a point; thence turn an angle to the right of $57^{\circ}17'12''$ and run in a northeasterly direction for a distance of 526.82 feet to a point; thence turn an angle to the right of $89^{\circ}59'55''$ and run in a southeasterly direction for a distance of 165.00 feet to a point; thence turn an angle to the left of $47^{\circ}29'17''$ and run in a southeasterly direction for a distance of 26.39 feet to a point on a curve to the left having a central angle of $200^{\circ}29'08''$ and a radius of 55.00 feet; thence run in a southeasterly to northeasterly direction along the arc of said curve for a distance of 192.45 feet to a point on a reverse curve to the right having a central angle of $67^{\circ}58'31''$ and a radius of 25.00 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 29.66 feet to a point; thence run tangent to last stated curve in a northeasterly direction for a distance of 250.84 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southeasterly direction for a distance of 182.68 feet to a point; thence turn an angle to the left of $100^{\circ}54'26''$ and run in a northeasterly direction for a distance of 67.02 feet to an iron pin found; thence turn an angle to the right of $10^{\circ}54'26''$ and run in a northeasterly direction for a distance of 518.65 feet to a point; thence turn an angle to the left of $93^{\circ}17'51''$ and run in a northwesterly direction for a distance of 442.51 feet to a point; thence turn an angle to the right of $21^{\circ}38'58''$ and run in a northwesterly direction for a distance of 50.80 feet to a point; thence turn an angle to the left of $18^{\circ}21'07''$ and run in a northwesterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of $38^{\circ}27'55''$ and run in a northeasterly direction for a distance of 17.00 feet to a point; thence turn an angle to the left of $64^{\circ}58'44''$ and run in a northwesterly direction for a distance of 270.10 feet to a point; thence turn an angle to the left of $63^{\circ}29'10''$ and run in a southwesterly direction for a distance of 130.00 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a northwesterly direction for a distance of 30.00 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a northeasterly direction for a distance of 227.73 feet to a point; thence turn an angle to the left of $116^{\circ}22'10''$ and run in a northwesterly direction for a distance of 155.85 feet to a point; thence turn an angle to the right of $139^{\circ}34'08''$ and run in an easterly direction for a distance of 90.04 feet to an iron pin found; thence turn an angle to the right of $40^{\circ}58'21''$ and run in a southeasterly direction for a distance of 660.64 feet to an iron pin found; thence turn an angle to the left of $74^{\circ}37'56''$ and run in a northeasterly direction for a distance of 170.00 feet to an iron pin found; thence turn an angle to the right of $85^{\circ}43'10''$ and run in a southeasterly direction for a distance of 761.23 feet to an iron pin found; thence turn an angle to the right of $100^{\circ}47'52''$ and run in a southwesterly direction for a distance of 108.65 feet to an iron pin found; thence turn an angle to the left of $71^{\circ}57'23''$ and run in a southeasterly direction for a distance of 336.02 feet to an iron pin found; thence turn an angle to the right of $87^{\circ}59'41''$ and run in a southwesterly direction for a distance of 401.54 feet to an iron pin set; thence turn an angle to the left of $44^{\circ}35'36''$ and run in a southwesterly direction for a distance of 392.08 feet to an iron pin set; thence turn an angle to the left of $114^{\circ}29'03''$ and run in a southeasterly direction for a distance of 583.35 feet to a point; thence turn an angle to the right of $125^{\circ}34'28''$ and run in a southeasterly direction for a distance of 710.00 feet to an iron pin found at the Northeast corner of Lot 214 in Forest Parks 2nd Sector as recorded in Map Book 22, on Page 71, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last stated course and also along the Northwest line of Lots 214 through 205 in said Forest Parks 2nd Sector for a distance of 1095.17 feet to an iron pin found; thence turn an angle to the left of $23^{\circ}30'26''$ and run in a southwesterly direction along the Northwest line of Lot 205 in said Forest Parks 2nd Sector for a distance of 30.17 feet to an iron pin found; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a northwesterly direction crossing Forest Parks Road as recorded in said Forest Parks 2nd Sector for a distance of 60.00 feet to a point on a curve to the right having a central angle of $14^{\circ}02'19''$ and a radius of 205.00 feet; thence turn an angle to the right of $90^{\circ}00'00''$ to the tangent of said curve and run in a northeasterly direction along the arc of said curve for a distance of 50.23 feet to a point; thence run tangent to last stated curve in a northeasterly direction for a distance of 160.33 feet to a point on a curve to the left having a central angle of $52^{\circ}55'21''$ and a radius of 232.78 feet; thence run in a northeasterly to northwesterly direction along the arc of said curve for a distance of 215.01 feet to a point; thence run tangent to last stated curve in a northwesterly direction for a distance of 291.71 feet to a point on a curve to the right having a central angle of $62^{\circ}19'36''$ and a radius of 212.66 feet; thence run in a northwesterly to northeasterly

direction along the arc of said curve for a distance of 231.33 feet to a point; thence turn an angle from the chord of last stated curve to the left of $58^{\circ}54'17''$ and run in a northwesterly direction for a distance of 195.26 feet to an iron pin found; thence turn an angle to the left of $93^{\circ}53'32''$ and run in a southwesterly direction for a distance of 475.23 feet to an iron pin found; thence turn an angle to the right of $8^{\circ}00'12''$ and run in a southwesterly direction for a distance of 697.62 feet to an iron pin found; thence turn an angle to the right of $0^{\circ}06'25''$ and run in a southwesterly direction for a distance of 1127.96 feet to an iron pin found; thence turn an angle to the left of $12^{\circ}56'57''$ and run in a southwesterly direction for a distance of 1237.94 feet to an iron pin set on the Northeast right-of-way line of U. S. Highway No. 280; thence turn an angle to the right of $111^{\circ}36'44''$ and run in a northwesterly direction along said Northeast right-of-way line for a distance of 318.79 feet to a concrete monument found; thence turn an angle to the right of $15^{\circ}23'18''$ and run in a northwesterly direction along said Northeast right-of-way line for a distance of 252.95 feet to a concrete monument found; thence turn an angle to the left of $13^{\circ}42'58''$ and run in a northwesterly direction along said Northeast right-of-way line for a distance of 150.19 feet to a concrete monument found; thence turn an angle to the left of $20^{\circ}07'48''$ and run in a northwesterly direction along said Northeast right-of-way line for a distance of 299.68 feet to the point of beginning. Said parcel containing 133.08 acres more or less.

EXHIBIT "B"

A telephone utility easement situated in Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a pine heart locally accepted to be the Southwest corner of said Section 21, thence run North $0^{\circ}17'54''$ West along the West line of said Section 21 for a distance of 2,653.28 feet to a point; thence run North $72^{\circ}42'16''$ East for a distance of 484.58 feet to a point; thence run North $78^{\circ}06'12''$ East for a distance of 318.75 feet to a point; thence run South $23^{\circ}27'43''$ East for a distance of 20.41 feet to an iron pin set at the point of beginning; thence run North $54^{\circ}58'22''$ East for a distance of 40.00 feet to an iron pin set; thence run South $35^{\circ}01'38''$ East for a distance of 40.00 feet to an iron pin set; thence run South $54^{\circ}58'22''$ West for a distance of 40.00 feet to an iron pin set; thence run North $35^{\circ}01'38''$ West for a distance of 40.00 to the point of beginning.

EXHIBIT "C"

FOREST PARK 2ND TELEPHONE EASEMENT

A utility easement situated in Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 21, thence run south along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 65.04 feet to a point; thence turn an interior clockwise angle to the right of $133^{\circ}58'24''$ and run in a southeasterly direction for a distance of 200.05 feet to a point; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a northeasterly direction for a distance of 496.05 feet to the point of beginning; thence turn an angle to the left of $90^{\circ}00'00''$ and run in a northwesterly direction for a distance of 22.19 feet to a point; thence turn an angle to the right of $80^{\circ}31'53''$ and run in a northeasterly direction for a distance of 13.46 feet to a point on a curve to the left having a central angle of $7^{\circ}31'50''$ and a radius of 292.78 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 38.48 feet to a point; thence turn an angle from the chord of last stated curve to the right of $103^{\circ}14'01''$ and run in a southeasterly direction for a distance of 33.21 feet to a point; thence turn an angle to the right of $90^{\circ}00'00''$ and run in a southwesterly direction for a distance of 50.71 feet to the point of beginning.

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