

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Thousand and NO/100 (\$160,000.00) Dollars to the undersigned Grantor, **Turner Painting, Inc.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **SunBelt Sod Farm, Inc.**, a corporation (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Part of the SE1/4 of NE1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows:

Commence at the SW corner of the SE1/4 of NE1/4 of said Section 28; thence run in an Easterly direction along the South line of said 1/4 1/4 Section line thereof for a distance of 490.82 feet to the point of beginning of the tract here described; thence continue along the same course for a distance of 109.18 feet, more or less, to the Southeast corner of the E. R. Elliott property; thence turn an angle to the left of 89 deg. 02 min. 30 sec., and run along the Easterly line of said E. R. Elliott property in a Northerly direction for a distance of 178.26 feet to a point on the Southerly line of the right of way of U. S. Highway No. 280, which is on a curve in said right of way, said curve being concave in a Northwesterly direction, having a radius of 8444.37 feet and a central angle of 0 deg. 40 min., thence in a Westerly direction along the arc of said curve for a distance of 110.64 feet; thence run in a Southerly direction for a distance of 162.09 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Part of the SE1/4 of NE1/4 of section 28, Township 19 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows: Commence at the SW corner of said SE1/4 of NE1/4, said Section 28, and run in an Easterly direction along the South line thereof for a distance of 242.47 feet to the point of beginning of the tract here described; continue thence in an Easterly direction along said 1/4 1/4 Section line for a distance of 248.35 feet; thence turning an angle to the left of 89 deg. 02 min. 30 sec. run in a Northerly direction for a distance of 162.09 feet to a point on the Southerly right of way line of U. S. Highway No. 280, said point being on a curve in said right of way line, said curve being concave in a Northwesterly direction, having a central angle of 1 deg. 40 min. and a radius of 8594.37 feet; thence run in a Southwesterly direction along the arc of said curve, in said right of way for a distance of 250.85 feet; thence run in a Southerly direction for a distance of 130.65 feet to a point on the South line of said 1/4 1/4 Section line which is 242.47 feet East of the SW corner thereof, said point being the point of beginning; being situated in Shelby County, Alabama.

Grantor hereby agrees that no EPA or Environmental Regulations have been violated. Grantor herein agrees to Indemnify Grantee for any loss as a result thereof.

Title not examined by Preparer of this deed. Description from Title Commitment from Cahaba Title, Inc. dated October 31, 1997.

11/07/1997-36535
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NEL 171.00

TO HAVE AND TO HOLD, to the said GRANTEE its heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the GRANTEE herein.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted, 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 GRANTEE, its heirs, executors and assigns forever. against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Kenneth L. Turner who is authorized to execute this conveyance, has hereunto set his/her signature and seal this the 6th day of November, 1997.

K.L.

Turner Painting, Inc., a
corporation

BY: Kenneth L. Turner Jr.
ITS President

STATE OF ALABAMA

SHELBY COUNTY

I, Judith C. Lanender a Notary Public in and for said County and said State, hereby certify that Kenneth L. Turner whose name as President of Turner Painting, Inc., a corporation, 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 office and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of November, 1997.

Judith C. Lanender
NOTARY PUBLIC
My Commission Expires: 9/25/99

This document prepared by:

A. Bruce Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:

SunBelt Sod Farm, Inc.
59 Woodside St.
Childersburg, Alabama 35044

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