

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
JWS L.L.C.  
C/o Anthony Joseph  
302 Joseph Drive  
Columbiana AL 35051

Inst # 1998-01501

**WARRANTY DEED**

STATE OF ALABAMA )  
  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 dollars (\$10.00) plus the assumption of Mortgage by Grantee, together with other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, LARON PROPERTIES, INC., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JWS L.L.C. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

ON EXHIBIT 'A'

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) Memorandum of Oil and Gas Lease to Atlantic Richfield as shown by instrument recorded in Deed Book 324, Page 381 in Probate Office; (3) 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 Real 84, Page 797 in Probate Office; (4) Grants and Reservations of access easements as set out in Real 84, Page 797; Real 234, Page 478; Real 211, Pages 561 and 563 and in Inst. # 1996-33161 in Probate Office and rights of others to use the easements set out ~~in Schedule C,~~ (5) Reservation of a 60 foot access strip across the Northwesterly boundary of subject property.

Grantee herein expressly assumes and agrees to pay that certain Mortgage from Grantor herein to First Bank of Childersburg together with the Note secured by said Mortgage.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned, LARON PROPERTIES, INC., has hereunto set its hand and seal, this the 15th day of December 1997.

LARON PROPERTIES, INC.  
By: [Signature]  
Its: Vic Burford

01/15/1998-01501  
10:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SMA 14.50

STATE OF GEORGIA )

COUNTY OF CHEROKEE )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LANE E. WOLBE, whose name as VICE PRESIDENT of LARON PROPERTIES, INC., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 8 day of December, 1997.

Ellen Hills  
Notary Public  
My Commission Expires: 9/28/00

**Notary Public, Cherokee County, Georgia  
My Commission Expires September 28, 2000**

EXHIBIT 'A'

LARON PROPERTIES, INC TO JWS L.L.C.

Inst # 1998-01501

Commence at a 4 x 4 concrete monument in place accepted as the Southeast corner of the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 deg. 59 min. 41 sec. East along the East boundary of said 1/4 1/4 Section for a distance of 299.95 feet to a rebar in place, said point being the point of beginning, from this beginning point proceed North 89 deg. 37 min. 52 sec. West for a distance of 839.32 feet; thence proceed North 66 deg. 37 min. 15 sec. West for a distance of 1645.47 feet to a point on the Northerly boundary of a 60 foot roadway easement for ingress and egress; thence proceed North 27 deg 06 min. 15 sec. East along the Northerly boundary of said easement for a distance of 86.89 feet to the P. C. of a concave curve right having a delta angle of 35 deg. 10 min. 45 sec. and a tangent of 136.32 feet; thence proceed Northeasterly along the curvature of said curve for a distance of 259.89 feet to the P. T. of said curve; thence proceed North 62 deg. 17 min. 00 sec. East along the Northerly boundary of said easement for a distance of 192.54 feet; thence proceed South 68 deg. 50 min. 17 sec. East for a distance of 2104.60 feet; thence proceed South 01 deg. 19 min. 48 sec. West for a distance of 250.33 feet to the point of beginning; being situated in Shelby County, Alabama.

The above described land is located in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with the right to use the following described non-exclusive easements running with the land for ingress, egress and utilities, viz:

- (a) A 50 foot non-exclusive, perpetual easement, described as follows: From the accepted SE corner of the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 West, run thence North along the accepted East boundary of said NE 1/4 of SW 1/4 a distance of 300.0 feet; thence turn 90 deg. 35 min. 08 sec. left and run 25.0 feet to the point of beginning of the centerline of herein described 50.0 foot easement for ingress and egress and utilities; thence North along a line 25 feet West of and parallel to the East line of the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, 1005.13 feet to a point 25 feet West of the accepted NE corner of the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 West; thence turn 02 deg. 05 min. 48 sec. right and run 308.05 feet along said easement centerline to a point in the centerline of a 50.0 foot easement for ingress and egress and utilities, known as L. D. Joseph Road; thence Easterly along the existing centerline of said L. D. Joseph Road to a point of termination of herein described easement on the Westerly boundary of Shelby County Highway No. 47.
- (b) A 60 foot wide right of way easement for ingress and egress running along an existing primary gravel road across the SE 1/4 of NW 1/4, Section 10, Township 20 South, Range 1 West, deeded from Gulf States Paper Corporation, and recorded in Real Record 076, at page 538, in the Probate Office of Shelby County, Alabama.
- (c) A 60 foot wide right of way easement for ingress and egress running along a primary gravel road across the S 1/2 of the NE 1/4, S 1/2 of NW1/4, and NW 1/4 of SW 1/4, Section 10 , Township 20 South, Range 1 West, deeded from Gulf States Paper Corporation and recorded in Real Record 084, at page 797 in the Probate Office of Shelby County, Alabama.

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