

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

SEND TAX NOTICE TO:
3-M Developers, L.L.C.
3156 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Eighty-Seven Thousand Seven Hundred Sixty-Seven and 73/100 Dollars (\$287,767.73) and the assumption of that certain mortgage from Cambrian Ridge, LLC to Charles Lindell Wright and wife, Bettye B. Wright, and Peggy G. Barnes, a widow, recorded in Instrument #1997-11076 in the Office of the Judge of Probate of Shelby County, Alabama, and other good and valuable consideration, paid to the undersigned grantor, Cambrian Ridge, LLC, an Alabama limited liability company ("Grantor"), by 3-M Developers, L.L.C. ("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.

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

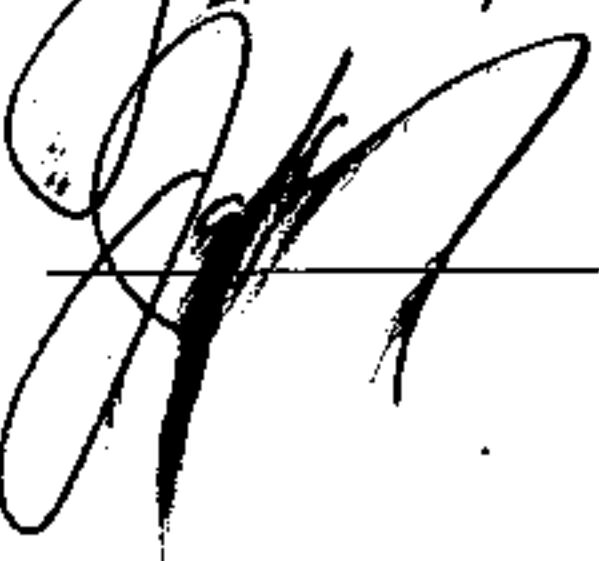
And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises 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.

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

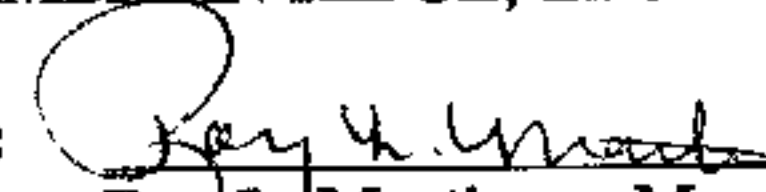
10th day of December, 1997.

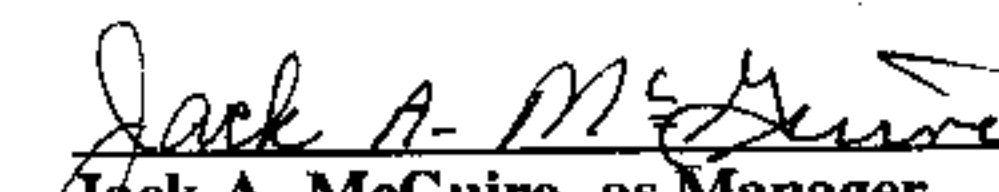
WITNESSES:





CAMBRIAN RIDGE, LLC

By: 
Roy L. Martin, as Manager

By: 
Jack A. McGuire, as Manager

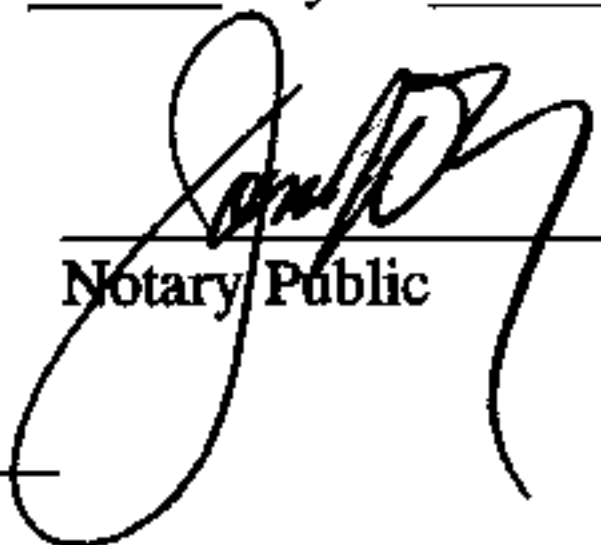
Inst # 1998-04738

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Jack A. McGuire, whose names as Managers of Cambrian Ridge, LLC, an Alabama limited liability company, 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, as such Managers and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of November, 1997.



Notary Public

My Commission Expires: 9/23/99

PARCEL ONE

Tract A

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 100.30' 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 on 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.

Tract B

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.

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.

PARCEL TWO

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence South 00 deg. 00 min. 43 sec. West along the Westerly boundary of said 1/4 1/4 Section a distance of 420.44 feet to the intersection of said 1/4 1/4 boundary line and the Southwesterly right of way line of Shelby County Highway No. 35 (right of way varies), said point being the point of beginning; thence continue along the last described course a distance of 329.97 feet; thence South 89 deg. 53 min. 22 sec. East a distance of 17.25 feet to the Southwesterly right of way line of said highway, said point lying on a curve to the left having a radius of 1183.24 feet and a central angle of 16 deg. 03 min. 13 sec., 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 331.53 feet, said arc subtended by a chord which bears North 02 deg. 58 min. 50 sec. West a distance of 330.45 feet to the end of said arc, said point being the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Easement(s) to Colonial Pipeline Co. as shown by instrument recorded in Deed Book 268, at Page 458, and Deed Book 220, at Page 657, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Condemnation for widening of Highway No. 35 as set out in Case No. 19-278 by Instrument #1993-3442 in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL THREE

Begin at the Northwest corner of the Southeast corner of the Northeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence Southerly along the West line of said 1/4 1/4 661.63 feet to a point on the North line of Fungo Hollow Road; thence 129 deg. 40 min. left to tangent and run Northeasterly along said North right of way line 27.32 feet to the point of beginning of a Highway curve to the left having a central angle of 24 deg. 37 min. 19 sec. and a radius of 1,760.00 feet; thence Northeasterly along said curve an arc distance of 756.33 feet to the end of said curve; thence continue along said tangent of said Fungo Hollow Road 62.12 feet to a point on the North line of said Southeast 1/4 of the Northeast 1/4; thence 116 deg. 06 min. left and run Westerly along the said North line of said Southeast 1/4 of the Northeast 1/4 510.37 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any part of subject property lying within Cambrian Ridge, 1st Sector, as recorded in Map Book 21, at Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127, at Page 375, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right of Way granted to Shelby County by instrument recorded in Deed Book 231, at Page 189, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL FOUR

Tracts of land located in the S 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, more particularly described as follows:

Tract A

Commence at the SW corner of said Section 13 and run East along the South line of said Section a distance of 1671.29 feet; thence left 64 deg. 56 min. 03 sec. and run in a Northeasterly direction a distance of 138.0 feet; thence left 115 deg. 03 min. 57 sec. and run West a distance of 155.00 feet to the point of beginning; thence continue along last described course a distance of 206.65 feet; thence right 104 deg. 37 min. 47 sec. in a Northeasterly direction a distance of 93.63 feet; thence right 10 deg. 37 min. 36 sec. in a Northeasterly direction a distance of 379.44 feet; thence left 6 deg. 17 min. 36 sec. in a Northeasterly direction a distance of 84.18 feet; thence right 7 deg. 57 min. 54 sec. in a Northeasterly direction a distance of 29.15 feet; thence right 66 deg. 48 min. 27 sec. in an Easterly direction a distance of 181.80 feet; thence right 107 deg. 11 min. 09 sec. in a Southwesterly direction a distance of 564.72 feet to the point of beginning; being situated in Shelby County, Alabama.

Tract B

Commence at the SW corner of said Section 13 and run East along the South line of said Section a distance of 1671.29 feet; thence left 64 deg. 56 min. 03 sec. and run in a Northeasterly direction a distance of 138.0 feet; thence left 115 deg. 03 min. 57 sec. and run West a distance of 361.65 feet; thence right 104 deg. 37 min. 47 sec. in a Northeasterly direction a distance of 93.63 feet; thence right 10 deg. 37 min. 36 sec. in a Northeasterly direction a distance of 379.44 feet; thence left 6 deg. 17 min. 36 sec. in a Northeasterly direction a distance of 84.18 feet; thence right 7 deg. 57 min. 54 sec. in a Northeasterly direction a distance of 29.15 feet to the point of beginning; thence continue along last described course a distance of 91.03 feet; thence right 5 deg. 33 min. in a Northeasterly direction a distance of 127.39 feet; thence right 0 deg. 15 min. 40 sec. in a Northeasterly direction a distance of 193.09 feet; thence left 2 deg. 48 min. 54 sec. in a Northeasterly direction a distance of 107.81 feet; thence right 91 deg. 04 min. 13 sec. in a Southeasterly direction a distance of 321.48 feet; thence right 91 deg. 43 min. 26 sec. in a Southwesterly direction a distance of 326.11 feet; thence right 63 deg. 30 min. in a Southwesterly direction a distance of 356.80 feet to the point of beginning; being situated in Shelby County, Alabama.

AND ALSO a 20 feet easement for ingress and egress and utilities with centerline being described as follows:

Commence at the SW corner of Section 13, Township 20 South, Range 3 West and run East 1671.29 feet; thence left 64 deg. 56 min. 03 sec. and run 138.0 feet; thence left 115 deg. 03 min. 57 sec. and run 155.0 feet; thence right 110 deg. 50 min. 17 sec. and run 564.72 feet; thence right 72 deg. 48 min. 51 sec. and run 24.34 feet to a point on centerline of an existing asphalt drive and the point of beginning; thence left 79 deg. 47 min. 05 sec. and run 25.85 feet; thence right 1 deg. 31 min. 37 sec. and run 196.64 feet; thence left 5 deg. 35 min. 15 sec. and run 44.25 feet; thence left 37 deg. 39 min. 46 sec. and run 23.47 feet; thence left 51 deg. 49 min. 15 sec. and run 20.99 feet; thence left 43 deg. 24 min. 35 sec. and run 313 feet; thence left 10 deg. 44 min. 33 sec. and run 228.8 feet to the centerline of Martin Street and end of easement.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 101, Page 517, Deed 105, Page 22, Deed 242, Page 952, Deed 141, Page 596, Deed 170, Page 290, and Deed 248, Page 842, in Probate Office; (3) Easements to Plantation Pipeline as shown by instrument recorded in Deed 112, page 217, Deed 112, Page 218, and Deed 254, Page 323, in Probate Office.

Inst # 1998-04738

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02/12/1998-04738
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE