

This instrument was prepared by:

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

Grantee(s) address:

~~7833 Highway 82 Spur~~ 6295 McDonough Dr.
~~Maysville, GA 30558-3417~~ Marietta, GA 30093

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Twenty-five Thousand and no/100 DOLLARS (\$525,000.00) to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE or GRANTEES herein, the receipt whereof is acknowledged, I (we), R. J. Kooyers and Fran M. Kooyers, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Harold L. Arwood, Jr. (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I described on attached Exhibit A

This deed shall be construed as a quitclaim deed as to Parcel II described on attached Exhibit A.

Also, Grantors convey to Grantee a right of first refusal to purchase Parcel III as described on attached Exhibit A.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE,

06/02/1998-20162
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 539.50

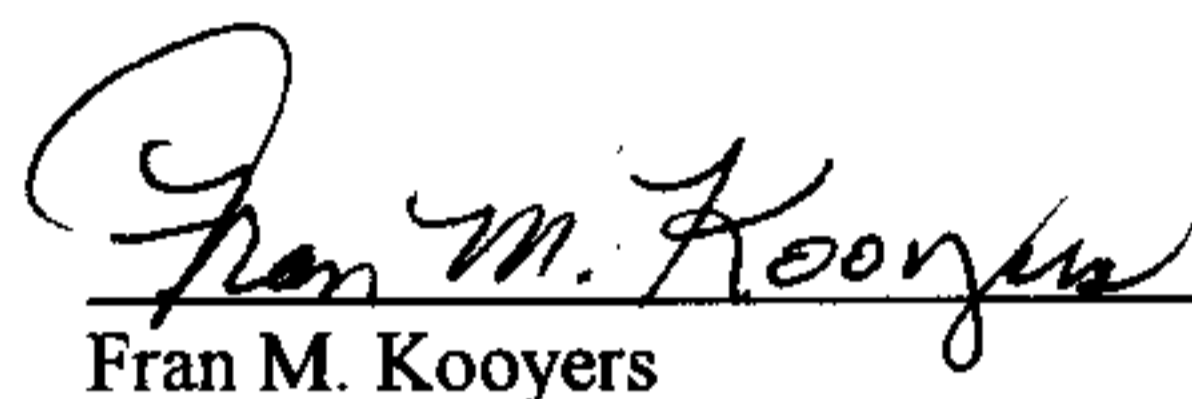
Inst # 1998-20162

JNBSC/ Louis Plana

his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we), have hereunto set my (our) hand(s) and seal(s), this 29th day of May, 1998.


R. J. Kooyers


Fran M. Kooyers

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. J. Kooyers and Fran M. Kooyers, husband and wife, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 1998.



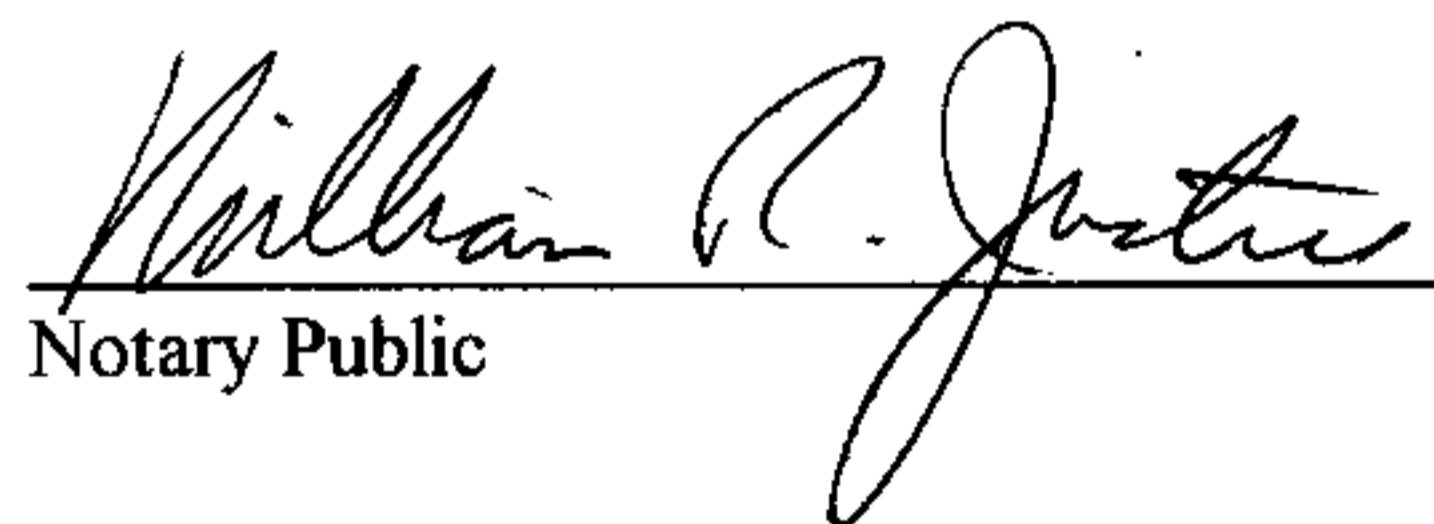

Notary Public

EXHIBIT A
KOOYERS TO ARWOOD

Parcel I:

Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run Westerly along the North line thereof for 1971.25 feet to an iron pin being on the Southeasterly right of way of Shelby County Highway #11; thence 52 deg. 48 min. left, run Southwesterly along said right of way for 255.36 feet to a curve to the left (having a radius of 22477.48 feet and a central angle of 1 deg. 27 min. 50 sec.); thence run Southwesterly along said right of way and curve for 574.33 feet to the Point of Beginning; thence continue along said curve and right of way for 382.71 feet to a point; (said point being an extension of a fence to the south of said point); thence 34 deg. 48 min. 02 sec. left from the chord of said curve run Southerly along said fence for 339.24 feet to a fence corner; thence 89 deg. 16 min. 40 sec. left run Easterly along said fence a chord distance of 340.78 feet; thence 55 deg. 22 min. 10 sec. left run Northeasterly 465.72 feet; thence 90 deg. 00 min. left run Northwesterly for 477.68 feet to the Point of Beginning; being situated in Shelby County, Alabama. Containing 6.0 acres.

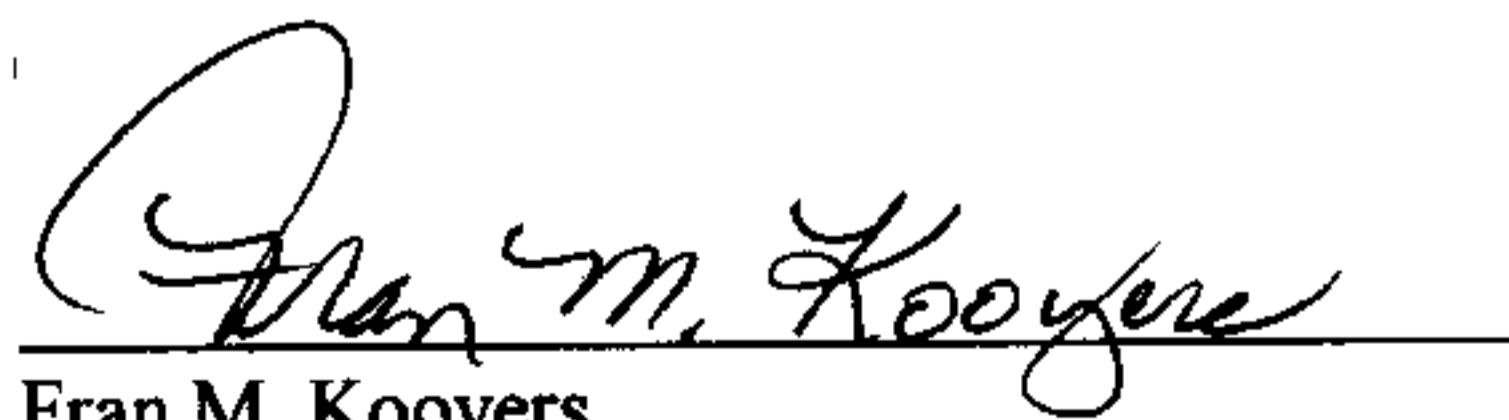
Parcel II (Quitclaim only):

Begin at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West; thence run Northerly along the west line thereof for 300.57 feet to the Southeasterly right of way of Shelby County Highway #11; thence 35 deg. 00 min. 34 sec. right run Northeasterly along said right of way for 65.63 feet to a point (said point being the extension of a fence to south of said point); thence 145 deg. 45 min. 56 sec. right run Southerly along said fence 339.24 feet to a fence corner; thence 89 deg. 16 min. 40 sec. left run Easterly along said fence a chord distance of 340.78 feet; thence 124 deg. 37 min. 50 sec. right run Southwesterly for 10.02 feet to an iron pin on the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 54 deg. 09 min. 52 sec. right run westerly 368.34 feet to an iron pin and the point of beginning. Containing 0.34 acres, more or less.

Parcel III (Right of first refusal):

Commence at the NE corner of Section 30, Township 20 South, Range 2 West; thence run Westerly along the North line thereof for 1971.25 feet to an iron pin being on the Southeasterly right of way of Shelby County Highway #11; thence 52 deg. 48 min. left, run Southwesterly along said right of way for 255.36 feet to a curve to the left (having a radius of 22477.48 feet and a central angle of 1 deg. 27 min. 50 sec.) and the point of beginning; thence run Southwesterly along said right of way and curve for 574.33 feet; thence left 89 deg. 26 min. 53 sec. to chord, run Southeasterly 477.68 feet; thence 90 deg. 00 min. left run 564.51 feet; thence 88 deg. 49 min. 10 sec. left run 473.78 feet to the point of beginning.


R. J. Kooyers


Fran M. Kooyers

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