

\$ 975,000

SEND TAX NOTICE TO:
Powell Farm Partnership, Ltd.
3012 Briarcliff Road
Birmingham, Alabama 35223

11/20/1998-46362

GENERAL WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, I, Elsie G. Powell (herein referred to as Grantor), an unmarried woman, do grant, bargain, sell and convey unto Powell Farm Partnership, Ltd., an Alabama limited partnership (herein referred to as Grantee), the real estate, situated in Shelby County, Alabama, which is described on Exhibit "A" which is attached hereto, incorporated herein and made a part hereof (herein referred to as the "Property").

The Property is conveyed subject to:

- (1) ad valorem taxes due October 1, 1999, which is a lien, but not yet payable.
- (2) all easements, encumbrances, restrictions and rights of way of record.

Grantor is the surviving Grantee in those certain deeds recorded in Deed Book 260, Page 466, and Deed Book 276, Page 1, in the Probate Office of Shelby County, Alabama.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said Property; that said Property is free from all encumbrances, unless otherwise noted above; that I have a good right

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to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 19th day of November, 1998.

Elsie G. Powell
ELSIE G. POWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elsie G. Powell, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 1998

John P. McKleroy, Jr.
Notary Public

My Commission Expires: 4/21/2001

THIS INSTRUMENT PREPARED BY:

John P. McKleroy, Jr., Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

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EXHIBIT "A"
TO GENERAL WARRANTY DEED FROM
ELSIE G. POWELL TO
POWELL FARM PARTNERSHIP, LTD.

All of the following property which is situated in Shelby County, Alabama, more particularly described as:

NE 1/4 of Section 28, Township 20 South, Range 2 East;

NE 1/4 of SE 1/4 of Section 28, Township 20 South, Range 2 East;

SE 1/4 of SE 1/4 of Section 28, Section 20 South, Range 2 East;

S 1/2 of SW 1/4 of SE 1/4 of Section 28, Township 20 South, Range 2 East;

All of Section 22, Township 20 South, Range 2 East, lying West of and above Contour line elevation 398 of Coosa River;

All of Section 27, Township 20 South, Range 2 East lying West of and above Contour line elevation 398 of Coosa River;

All of Section 34, Township 20 South, Range 2 East lying North of the Southern Railway Right of Way and West of and above Contour line elevation 398 of Coosa River;

All of the E 1/2 of NE 1/4 of Section 33 lying North of Southern Railway Right of Way and West of and above Contour line elevation 398 of Coosa River; All in Township 20, South Range 2 East.

The E 1/2 of SW 1/4 of Section 28, Township 20 South, Range 2 East.

The NE 1/4 of the NW 1/4 of Section 28, Township 20 South, Range 2 East.

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