

Inst # 1998-51473

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Robert R. Sexton, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

NO CERTIFICATION MADE TO TITLE

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

10,00

W I T N E S S E T H

WHEREAS, Joseph A. Saiia ("Saiia"), Richard T. Darden ("Darden"), Lloyd R. Wilson ("Wilson"), E. Duncan Hamilton ("Hamilton"), C. Ray Cunningham ("Cunningham") and J. Frank Day, III ("Day") (collectively, the "Owners", and all Owners except Saiia, collectively, the "Remaining Owners") are the owners, as tenants in common, of approximately 80 acres of real estate located in Shelby County, Alabama, more particularly described on Exhibit A attached hereto (the "80 Acre Tract");

WHEREAS, the respective fractional interests of the Owners in the 80 Acre Tract are as follows:

- | | | |
|------------|---|----------------------------|
| Saiia | - | 1/3 (the "Saiia Interest") |
| Darden | - | 1/6 |
| Cunningham | - | 1/6 |
| Day | - | 1/6 |
| Wilson | - | 1/12 |
| Hamilton | - | 1/12 |

WHEREAS, the Owners are desirous of entering into an exchange of interests so that an approximately twenty (20) acre parcel of the 80 Acre Tract (the "Saiia Tract") can be conveyed to Saiia to be owned by Saiia 100%, while the remaining approximately 60 acres of the 80 Acre Tract (the "Remaining Tract") will be owned by the Remaining Owners and Saiia divested of the Saiia Interest in the Remaining Tract;

WHEREAS, after the exchange of interests, the Remaining Owners respective fractional interests in the Remaining Tract are to be as follows:

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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12/28/1998-51473
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MEL 34.50

Darden	-	1/4
Cunningham	-	1/4
Day	-	1/4
Wilson	-	1/8
Hamilton	-	1/8

WHEREAS, to facilitate the exchange of interests as described aforesaid, Saiia, as grantor, is desirous of executing this Warranty Deed.

NOW THEREFORE, in consideration of the exchange of the real property interests described above, Ten Dollars (\$10.00) to Saiia, as grantor, in hand paid by the Remaining Owners, as grantees to their respective interests conveyed herein, the receipt whereof is acknowledged, I, Joseph A. Saiia, a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey the Saiia Interest unto the Remaining Owners, in the respective fractional interests shown below (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

FOR THE LEGAL DESCRIPTION OF THE REMAINING TRACT, SEE EXHIBIT B, ATTACHED HERETO, AND INCORPORATED HEREIN BY REFERENCE THERETO

SUBJECT TO all easements, restrictions, rights of ways and reservations which appear of record which affect the subject property.

NOTE: None of the property described herein is the homestead or residence of the Grantor or the Grantor's spouse.

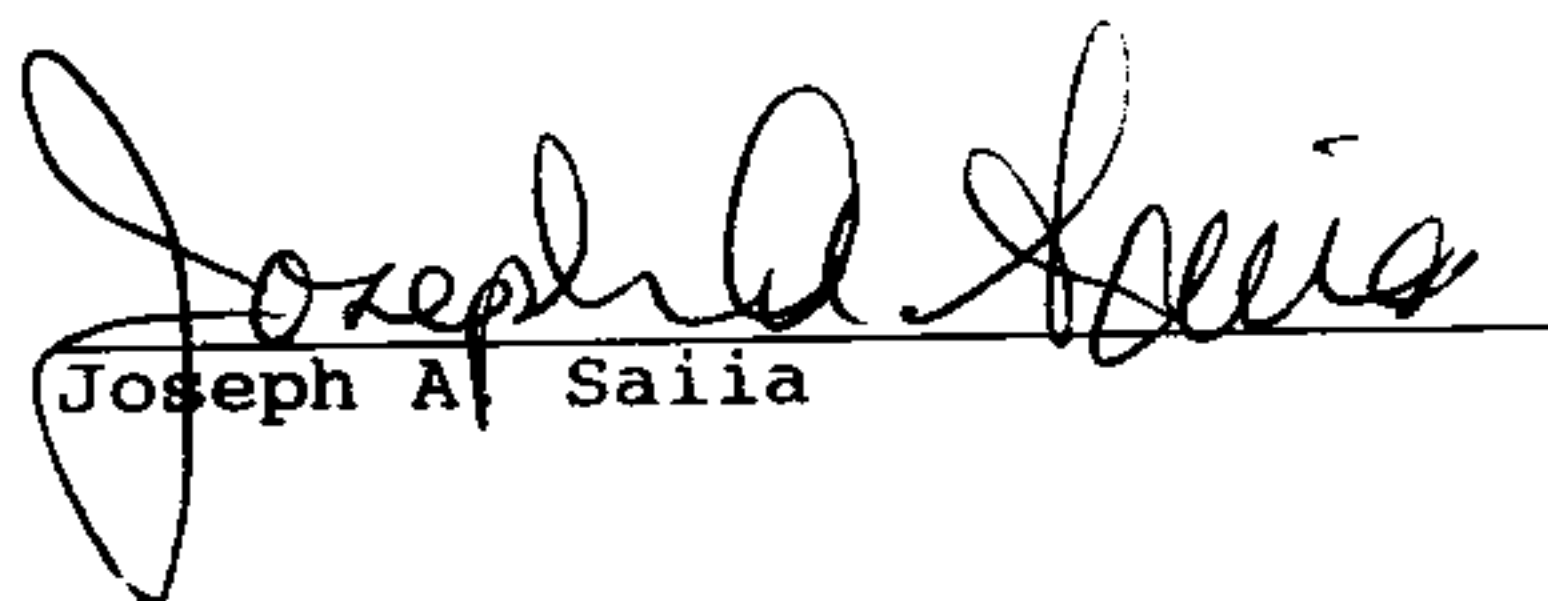
The Saiia Interest is hereby conveyed by the undersigned to each Remaining Owner as follows:

Darden	-	an undivided 1/4 interest of the Saiia Interest
Cunningham	-	an undivided 1/4 interest of the Saiia Interest
Day	-	an undivided 1/4 interest of the Saiia Interest
Wilson	-	an undivided 1/8 interest of the Saiia Interest
Hamilton	-	an undivided 1/8 interest of the Saiia Interest

TO HAVE AND TO HOLD Unto the said GRANTEES, as tenants in common, in their respective interests, and their respective heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their respective heirs and assigns, that I am lawfully seized in fee simple of said Saiia Interest in the Remaining Tract; that the Remaining Tract is free from all encumbrances, unless otherwise noted above; that I have a good right 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 GRANTEES, their respective heirs and assigns forever, against the lawful claims of all persons.

1st IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of December, 1998.


Joseph A. Saiia

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Saiia, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 1998.


NOTARY PUBLIC

My Commission Expires: 8/27/01

(SEAL)

EXHIBIT A

The E-1/2 of the NE 1/4 of Section 17, Township 19, Range 1 West, situated in Shelby County, Alabama, less and except the following described parcel:

Commence at the Southwest corner of the SE-1/4 of the NE-1/4 of Section 17, Township 19 South, Range 1 West and the point of beginning of the hereinafter described property, thence run East along the South line of said 1/4 1/4 Section, a distance of 41.00 feet, to the Western margin of a gravel road, thence turn an angle of $70^{\circ} 57' 31''$ to the left and run along the Western margin of said gravel road, a distance of 183.24 feet, thence turn an angle of $13^{\circ} 50' 49''$ to the right and continue along the Western margin of said gravel road, a distance of 93.21 feet, thence turn an angle of $60^{\circ} 53' 37''$ to the left and run a distance of 180.49 feet, thence turn an angle of $61^{\circ} 48' 39''$ to the left and run a distance of 69.86 feet, to a point on the West line of said 1/4 1/4 Section, thence turn an angle of $90^{\circ} 37' 54''$ to the left and run South along the West line of said 1/4 1/4 Section, a distance of 411.07 feet, to the point of beginning.

EXHIBIT B

The E-1/2 of the NE 1/4 of Section 17, Township 19, Range 1 West, situated in Shelby County, Alabama, less and except the following described parcel:

Commence at the Southwest corner of the SE-1/4 of the NE-1/4 of Section 17, Township 19 South, Range 1 West and the point of beginning of the hereinafter described property, thence run East along the South line of said 1/4 1/4 Section, a distance of 41.00 feet, to the Western margin of a gravel road, thence turn an angle of 70° 57' 31" to the left and run along the Western margin of said gravel road, a distance of 183.24 feet, thence turn an angle of 13° 50' 49" to the right and continue along the Western margin of said gravel road, a distance of 93.21 feet, thence turn an angle of 60° 53' 37" to the left and run a distance of 180.49 feet, thence turn an angle of 61° 48' 39" to the left and run a distance of 69.86 feet, to a point on the West line of said 1/4 1/4 Section, thence turn an angle of 90° 37' 54" to the left and run South along the West line of said 1/4 1/4 Section, a distance of 411.07 feet, to the point of beginning.

Also Less and Except the following described parcel:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at an iron pin found locally accepted to be the NE corner of said Section 17; thence run West along the North line of said Section 17 for a distance of 1,324.22 feet to the NW corner of said 1/4 1/4 Section; thence turn an angle to the left of 91 deg. 33 min. 43 sec. and run in a Southerly direction along the West line of said 1/4 1/4 Section for a distance of 578.26 feet to a point; thence turn an angle to the left of 88 deg. 26 min. 17 sec. and run in a Easterly direction for a distance of 1,066.01 feet to an iron pin set; thence turn an angle to the right of 91 deg. 09 min. 07 sec. and run in a Southerly direction for a distance of 93.30 feet to an iron pin set; thence turn an angle to the right of 7 deg. 32 min. 35 sec. and run in a Southwesterly direction for a distance of 199.34 feet to an iron pin set; thence turn an angle to the left of 30 deg. 35 min. 20 sec. and run in a Southeasterly direction for a distance of 139.01 feet to an iron pin set; thence turn an angle to the left of 70 deg. 42 min. 01 sec. and run in a Northeasterly direction for a distance of 223.85 feet to an iron pin set; thence turn an angle to the left of 67 deg. 51 min. 45 sec. and run in a Northeasterly direction for a distance of 30.53 feet to an iron pin set on the East line of said 1/4 1/4 Section; thence turn an angle to the left of 20 deg. 12 min. 48 sec. and run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 958.53 feet to the point of beginning; being situated in Shelby County, Alabama.

3.00 extra names
Inst # 1998-51473
6.00
10.00
31.50

Remaining tract legal

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