

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Robert R. Sexton
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

(Darden's 1/6 interest, Cunningham's 1/6 interest, Day's 1/6 interest, Wilson's 1/12 interest and Hamilton's 1/12 interest, collectively the "Remaining Owners' Interest")

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;

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12/28/1998-51474
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
009 MEL 38.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-51474

WHEREAS, to facilitate the exchange of interests as described aforesaid, the Remaining Owners, as grantors, are desirous of executing this Warranty Deed to convey all their respective interests in the Saiia Tract.

NOW THEREFORE, in consideration of the exchange of the real property interests described above, Ten Dollars (\$10.00) to the Remaining Owners, as grantors, in hand paid by Saiia, as grantee of the respective interests conveyed herein, the receipt whereof is acknowledged, we, the Remaining Owners, each being married men (herein referred to as GRANTORS) do grant, bargain, sell and convey the Remaining Owners' Interest unto Saiia, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

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.

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

NOTE: The above referenced property does not constitute the homestead or residence of any of the Grantors or any of the Grantors' spouses.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said Remaining Owners' Interest in the Saiia Tract; that the Saiia Tract is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our respective heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of December, 1998.


Richard T. Darden


Lloyd R. Wilson


C. Ray Cunningham


J. Frank Day, III


E. Duncan Hamilton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard T. Darden, 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)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lloyd R. Wilson, 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.

Paul A. Johnson
NOTARY PUBLIC


My Commission Expires: 8/27/01

(SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Ray Cunningham, 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)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Frank Day, III, 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 15th day of December, 1998.

Paula A. Johnson
NOTARY PUBLIC

My Commission Expires: 8/27/01

(SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Duncan Hamilton, 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.

Paul A. Johnson
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.

22.50
6.00
10.00
3.00 extraneous

41.50

Inst # 1998-51474

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80 acre tract legal