

SEND TAX NOTICE TO:

(Name) Bear Creek Ridge LLC

(Address) 2820 Columbiana Road, Suite 210, Birmingham, AL 35216

This instrument was prepared by

(Name) _____

(Address) _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars and to clear title

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
BEC Inc.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Bear Creek Ridge, An Alabama Limited Liability Corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

All that part of Lots #4 and 5, Map Book 22, Page 44, which are not a part of Lots 4A and 5A, According to the resurvey of Bear Creek Ridge (originally known as Lots 1, 2, 3, and 4 Map Book 22 Page 44, and resurveyed as Lots 1A, 2A, 3A, and 4A respectively), as recorded in Map Book 25, Page 75, in the Probate Office of Shelby County, Alabama.
The real estate described herein is sold "AS-IS".

Subject to the following:

- The reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees, and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of action whether arising at law (by contract or in tort) or in equity because of past or future subsidence, if any, of the land herein conveyed, and any and all damage or destruction of property and injury to or death of any person by reason of past mining and removal of minerals from the land herein conveyed and/or adjacent and nearby lands.
- Protective Covenants previously recorded and any amended Protective Covenants recorded simultaneously with this deed, or prior to recording this deed. Both instruments shall be recorded and binding on the aforementioned Lot(s) and recorded in the Office of the Judge of Probate of Shelby County, Alabama.
- Fire dues payable to Chelsea Fire District, if any.
- Current ad valorem taxes for 1999 tax year (due and/or payable October 1, 1999), fire dues, easements, restrictions, protective covenants, and right-of-ways of record.

TO HAVE AND TO HOLD, To the said GRANTEE, and its successors and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th
day of May, 1999.

(SEAL)

[Signature] (Per BEC)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, James R. Gordon, a Notary Public in and for said County, in said State, hereby certify that
David P. Bruno as President of BEC Inc. 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 as President of said BEC Inc.
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, A. D., 1999.

[Signature]
Notary Public

My Commission Expires
5/21/2001