

This instrument prepared by:

W. Ernest Moss
1701 Lee Branch Lane
Birmingham, Alabama 3524
(205) 969-1000

STATE OF ALABAMA)
 :
SHELBY COUNTY)

Send Tax Notices To:

AIG Baker Lee Branch, L.L.C.
1701 Lee Branch Lane
Birmingham, Alabama 35242

Inst # 1999-21340

05/21/1999-21340

09:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HHS 14.00

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: That the undersigned **AIG/BAKER PARTNERSHIP** (the "Grantor") for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration, in hand paid by **AIG BAKER LEE BRANCH, L.L.C.**, (the "Grantee"), to the grantor, the receipt and sufficiency of which consideration are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the real estate described on Exhibit A attached hereto and incorporated herein, situated in Shelby County, Alabama, subject, however to the following:

1. restrictions appearing in Map Book 8, Page 106, in the Probate Office of Shelby County, Alabama;
2. the lien for ad valorem taxes for the tax year beginning October 1, 1998;
3. easement and right-of-way granted Shelby County and recorded in Volume 135, Page 126, in the Probate Office of Shelby County, Alabama;
4. the reservation of title to all mineral within the underlying real estate, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 149, Page 1, in the Probate Office of Shelby County, Alabama;
5. right-of-way granted to Alabama Power Company recorded in Volume 109, Page 502, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns in fee simple forever.

Grantor covenants with Grantee that it is lawfully seized in fee simple of said real estate; said real estate is free from all encumbrances except as aforesaid; that it has a good right to sell and convey said real estate to the Grantee and that it will warrant and defend such title to said real estate unto Grantee and its successors and assigns, forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

GRANTEE IS A WHOLLY OWNED SUBSIDIARY OF GRANTOR.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto sets its signature and seal this the 14th day of May, 1999.

AIG/BAKER PARTNERSHIP,
a Delaware general partnership

By: **ALEX BAKER LIMITED PARTNERSHIP,**
a Georgia limited partnership,
a general partner

By: **A. B. Development, Inc.,**
an Alabama corporation,
its sole general partner

By: *W. Ernest Moss*
W. Ernest Moss
Vice President

ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **W. Ernest Moss**, whose name as Vice- President, of A. B. Development, Inc., an Alabama corporation, the sole general partner of Alex Baker Limited Partnership, a Georgia limited partnership, a general partner of AIG/Baker Partnership, a Delaware general partnership, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such officer of the corporation and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of Alex Baker Limited Partnership, acting in its capacity as a general partner of AIG/Baker Partnership.

Given under my hand and official seal this the 14th day of May, 1999.

(NOTARY SEAL)

Sharon Leigh Emsor
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/2/01

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EXHIBIT A

LOT 1 and a part of LOT 2, BIGLER'S SURVEY, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 106; being more particularly described as follows:

Begin at the Northernmost corner of Lot 1 of Bigler's Resurvey, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 106, said point being the point of intersection of the Northeasterly line of said Lot 1 and Southeasterly right-of-way line of Shelby County Highway #119; from said POINT OF BEGINNING run in a Southwesterly direction along the Southeasterly right-of-way line of Shelby County Highway #119 a distance of 113.10 feet to a point; thence $1^{\circ} 04' 50''$ to the right in a Southwesterly direction along the Southeasterly right-of-way line of Shelby County Highway #119 a distance of 304.76 feet to a point; said point being the Westernmost corner of said Lot 1 and the Northernmost corner of Lot 2 Bigler's Resurvey; thence $1^{\circ} 07' 04''$ to the right in a Southwesterly direction along the Northwesterly line of said Lot 2 and Southeasterly right-of-way line of Shelby County Highway #119 a distance of 255.36 feet to a point; thence $87^{\circ} 27' 13''$ to the left in a Southeasterly direction a distance of 2,221.44 feet to a point on the Southeasterly line of said Lot 2; thence $77^{\circ} 18' 17''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 2 a distance of 45.32 feet to a point; thence $10^{\circ} 08' 57''$ to the right in a Northeasterly direction along the Southeasterly line of said Lot 2 a distance of 97.96 feet to a point; thence $8^{\circ} 12' 45''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 2 a distance of 124.91 feet to a point said point being the Easternmost corner of said Lot 2 and the Southernmost corner of said Lot 1, Bigler's Resurvey; thence $1^{\circ} 39' 12''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 76.71 feet to a point; thence $1^{\circ} 51' 06''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 155.07 feet to a point; thence $5^{\circ} 29' 30''$ to the left in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 193.67 feet to a point; thence $6^{\circ} 31' 42''$ to the right in a Northeasterly direction along the Southeasterly line of said Lot 1 a distance of 314.02 feet to Easternmost corner of said Lot 1; thence $108^{\circ} 37' 26''$ to the left in a Northwesterly direction along the Northeasterly line of said Lot 1 a distance of 398.35 feet a point; thence $1^{\circ} 31' 18''$ to the left in a Northwesterly direction along the Northeasterly line of said Lot 1 a distance of 1,271.98 feet to a point; thence $1^{\circ} 48' 14''$ to the right in a Northwesterly direction along the Northeasterly line of said Lot 1 a distance of 822.79 feet to the Northernmost corner of said Lot 1, said point being the POINT OF BEGINNING. The above described property containing 44.24 acres, more or less.

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