

This Instrument was prepared by:
Mary Thornton Taylor, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Al. 35205

Send tax notice to:
Equine Partners, LLC
#1 Shades Creek Parkway
Birmingham, Alabama 35209

Inst # 1999-35394

08/24/1999 135394
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned **VONCEIL F. COLEMAN**, a married woman, **WILLIAM J. WARD**, a married man, **A. KEY FOSTER, JR.** and wife, **JEAN L. FOSTER** ("Grantors" with respect to Parcel I described hereinbelow) and **A. KEY FOSTER, JR.**, a married man, **WALTER M. BEALE, JR.**, a married man, **JOHN FOSTER CLARK**, a married man, and **RICHARD T. DARDEN**, a married man ("Grantors" with respect to Parcel II described hereinbelow), and **A. KEY FOSTER, JR.**, a married man ("Grantor" with respect to Parcel III described hereinbelow) (collectively herein referred to as "Grantors") in hand paid by **EQUINE PARTNERS, L.L.C.**, an Alabama limited liability company, (herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property (the "Property"), situated in Shelby County, Alabama, to-wit:

PARCEL I:

**SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF**

PARCEL II:

**SEE EXHIBIT B ATTACHED HERETO
AND MADE A PART HEREOF**

PARCEL III:

**SEE EXHIBIT C ATTACHED HERETO
AND MADE A PART HEREOF**

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1999 and subsequent years not yet due and payable;
- (2) Fire district and library district assessments for 1999 and subsequent years not yet due and payable;
- (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 191, page 198 and Deed Book 102, page 143 in the Office of the Judge of Probate of Shelby County, Alabama;
- (4) Easement(s) to James Efferson, et al. as shown by instrument recorded in Deed Book 331, page 318 and Deed Book 331, page 864 in said Probate Office;
- (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 81, page 417, Deed Book 321, page 747, and Deed Book 324, page 556, in said Probate Office;
- (6) Less and except any portion lying within road and/or road right of way;
- (7) Any existing easements for public roads, utility lines and pipelines;
- (8) Easement and water tank site to Westover Water & Fire Protection Authority as shown by instrument recorded in Deed Book 301, page 885 in said Probate

- Office;
- (9) Easement(s) to Cecil and Joyce H. Laney dated September 11, 1975 as set out in Deed Book 294, page 477 in said Probate Office; being the same easement as set out in Deed Book 284, pages 588, 592 and 591.
- (10) The following use restrictions:
- (i) that the Property may be developed and used by Grantee for residential purposes, except that it shall not be used for mobile homes or mobile home parks, and
- (ii) that the Property may be developed and used by Grantee for the permitted and conditional business and commercial uses described in the current Shelby County zoning classifications known as O-I Office and Institutional, B-2 General Business District and for the sole light industrial use of spray fields and irrigation purposes for sewage treatment.

The purchase price for the Property was paid entirely from loan proceeds secured by mortgages being recorded contemporaneously herewith with the Judge of Probate of Shelby County, Alabama.

The Property is not the homestead of any Grantor or the spouse of any Grantor.

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

17th IN WITNESS WHEREOF, Grantors have hereto set their signatures and seals this day of August, 1999.

Vonceil F. Coleman
VONCEIL F. COLEMAN

William J. Ward
WILLIAM J. WARD

A. Key Foster, Jr.
A. KEY FOSTER, JR.

Jean L. Foster
JEAN L. FOSTER

Walter M. Beale, Jr.
WALTER M. BEALE, JR.

J. Foster Clark
JOHN FOSTER CLARK

Richard T. Darden
RICHARD T. DARDEN

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VONCEIL F. COLEMAN, a married woman, 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 the 17th day of August, 1999.

Marilyn K. Shuff
Notary Public
My commission expires 9/26/99

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM J. WARD, a married man, 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 the 17th day of August, 1999.

Marilyn K. Shuff
Notary Public
My commission expires 9/26/99

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. KEY FOSTER, JR., a married man, 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 the 17th day of August, 1999.


Marilyn K. Shuff
Notary Public
My commission expires 9/26/99

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEAN L. FOSTER, a married woman, 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 the 17th day of August, 1999.

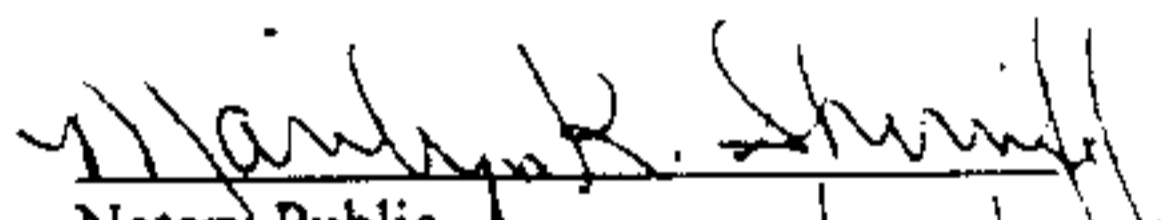

Notary Public
My commission expires 9/26/99

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WALTER M. BEALE, JR., a married man, 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 the 17th day of August, 1999.

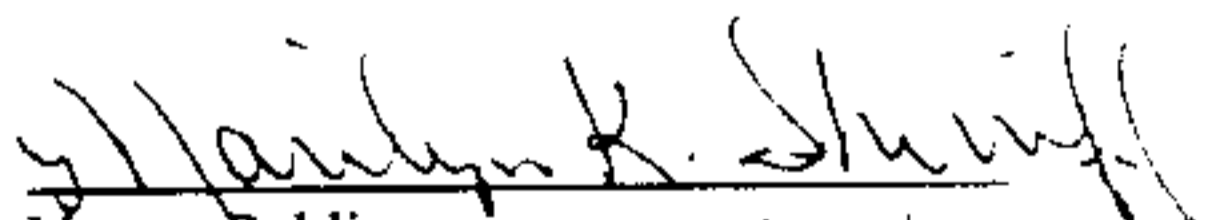

Notary Public
My commission expires 9/26/99

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN FOSTER CLARK, a married man, 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 the 17th day of August, 1999.


Notary Public
My commission expires 9/26/99

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD T. DARDEN, a married man, 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 the 17th day of August, 1999.

Marilyn K. Shumf
Notary Public
My commission expires 9/26/99

(SEAL)

MPT.MYDOCS.KEYFOS. Deed

EXHIBIT A
TO STATUTORY WARRANTY DEED
FROM
A. KEY FOSTER, JR. et al., TO
EQUINE PARTNERS, LLC

Parcel I

The NW 1/4 of NE 1/4; NE 1/4 of NW 1/4, S 1/2 of NW 1/4, NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.

That part of the NW 1/4 of NW 1/4, Section 33, Township 19 South, Range 1 West; and that part of the NE 1/4 of NE 1/4 and S 1/2 of NE 1/4, Section 32, Township 19 South, Range 1 West, lying South and East of a line described more particularly as:

A straight line commencing at a point on the North line of Section 33, Township 19 South, Range 1 West, that is 7.0 chains West of the crest of the Easternmost ridge of Double Mountain and 49.64 chains West of the Northeast corner of the NW 1/4 of NE 1/4 of said Section; thence Southwesterly to a point on the South line of the SW 1/4 of NE 1/4, Section 32, Township 19 South, Range 1 West, that is 5.00 chains West of the crest of the Easternmost ridge of Double Mountain and 10.03 chains West of the Southeast corner of said 1/4 1/4 Section.

LESS AND EXCEPT the following described property:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the SE corner of said 1/4 1/4 Section; thence run West along the South line of said 1/4 1/4 Section for a distance of 900.00 feet to a point; thence turn an angle to the right 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 275.00 feet to a point; thence turn an angle to the right of 57 deg. 10 min. 13 sec. and run in a Northeasterly direction for a distance of 1,097.66 feet, more or less, to the East line of said 1/4 1/4 Section; thence turn an angle to the right of 124 deg. 18 min. 03 sec. and run in a Southerly direction along the East line of said 1/4 1/4 Section for a distance of 870.38 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B
TO STATUTORY WARRANTY DEED
FROM
A. KEY FOSTER, JR. et al., TO
EQUINE PARTNERS, LLC

Parcel II

The East 1/2 of the SW 1/4 and the West 1/2 of the SE 1/4, except 10 acres in the NE corner of the NW 1/4 of the SE 1/4, all in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT that portion of the NE 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 West lying Northwest of Highway No. 11 as located in Shelby County, Alabama.

EXHIBIT C
TO STATUTORY WARRANTY DEED
FROM
A. KEY FOSTER, JR. et al., TO
EQUINE PARTNERS, LLC

Parcel III-A

A portion of the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 West, described as follows:

Begin at the SW corner of the SE 1/4 of the SE 1/4, Section 28, Township 19 South, Range 1 West, and run Northerly along the West side of the said 1/4 1/4 for 396.75 feet to an existing iron in the center of a dirt road, this being the point of beginning; then continue along the last described course for 744.16 feet to an iron; then turn an angle of 89 deg. 58 min. 49 sec. to the right and run Easterly for 273.00 feet to a point in the center of a dirt road; thence turn an angle of 114 deg. 11 min. 38 sec. to the right and run Southwesterly along the center of a dirt road for 517.28 feet; then turn an angle of 11 deg. 31 min. to the left and run Southwesterly for 279.12 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III-B

A parcel of land situated in the SE 1/4 of Section 28, Township 19 South, Range 1 West, and more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of said Section 28; thence in a Northerly direction along the West line thereof, a distance of 1140.91 feet to the point of beginning; thence continue North along the West line of said 1/4 1/4 Section, a distance of 914.08 feet; thence an angle of right of 169 deg. 24 min. 08 sec. and run in a Southeasterly direction 477.29 feet; thence an angle left of 30 deg. 30 min. 06 sec. and continue Southeasterly 346.42 feet to a point on a public road; thence an angle right of 75 deg. 58 min. 24 sec. and run in a Southwesterly direction along said public road a distance of 173.71 feet; thence 3 deg. 20 min. right and continue Southwest along a road a distance of 92.54 feet; thence an angle right of 65 deg. 48 min. 22 sec. and run in a Westerly direction a distance of 273.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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008 MMS 27.00