

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Savannah Development, Inc.

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety-Eight Thousand Five Hundred Twenty-One and 64/100 (\$198,521.64) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, The Estate of Z. S. Cowart, Jr., Deceased, Case No. 99-E-1469 in the Superior Court Division of Forsyth County, North Carolina, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Savannah Development, Inc., a corporation, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Executrix, LeClaire C. Turner who is authorized to execute this conveyance, hereto set her signature and seal this the 28th day of September, 1999.

The Estate of Z. S. Cowart, Jr., Deceased, Case No. 99-E-1469 in the Superior Court Division of Forsyth County, North Carolina

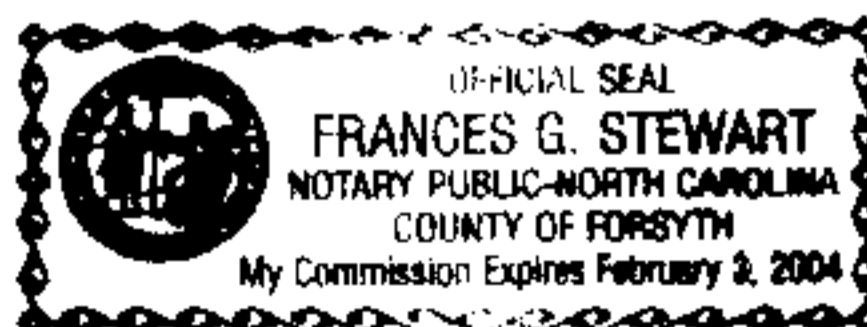
LeClaire C. Turner
By: LeClaire C. Turner, Executrix

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LeClaire C. Turner, whose name as Executrix of The Estate of Z. S. Cowart, Jr., Deceased, Case No. 99-E-1469 in the Superior Court Division of Forsyth County, North Carolina, 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, as such Executrix and with full authority, executed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of September, 1999.

Frances G. Stewart
NOTARY PUBLIC
My Commission Expires 02-03-2004



10/05/1999-41462

11:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SNA 210.00

Inst # 1999-41462

"Exhibit A"

The Southeast 1/4 of the Northeast Quarter, and the West Half of the East Half of the Southeast Quarter of Section 17, Township 22 South, Range 2 West, lying North of Shelby County Road No. 82; being more particularly described as follows:
Commence and begin at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 17, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the Quarter line 1336.65 feet to a found 2-inch crimped iron; thence turn an interior angle left of 89 degrees 44 minutes 24 seconds Westerly 663.52 feet; thence turn an interior angle left of 268 degrees 28 minutes 17 seconds Southerly 248.75 feet to the Northerly right of way line of Shelby County Road No. 82 being a point on a curve to the right, concave Northerly with a radius of 915.37 feet, a central angle of 12 degrees 50 minutes 29 seconds and a chord length of 204.73 feet; thence turn an interior angle left of 57 degrees 01 minutes 24 seconds to the chord of the curve and run Westerly, then Northwesternly 205.16 feet along the arc of the curve; thence continue Northwesternly, tangent to the curve 643.26 feet to the West line of said Quarter-Quarter; thence an interior angle left of 130 degrees 30 minutes 00 seconds Northerly along said Quarter line 1034.09 feet to a found 2-inch pipe at the Northwest corner of the Southeast Quarter of the Northeast Quarter; thence turn an interior angle left of 91 degrees 01 minutes 57 seconds Easterly a distance of 1311.21 feet to the point of beginning.

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