

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Southern Landmark Development, LLC
111-A Owens Parkway
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Five Hundred Thirty-Seven Thousand Eight Hundred Ninety-Three and 70/100 (\$537,893.70) to the undersigned grantor, WINDY OAKS, an Alabama Partnership composed of Shelby Homes, Inc. and Roy Martin Construction, Inc. (hereinafter referred to as "Grantor"), in hand paid by Southern Landmark Development, LLC (hereinafter referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, Township 21 South, Range 2 West, described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 19 and go North 85 deg. 40 min. 35 sec. West along the South boundary of said 1/4-1/4 Section for 49.47 feet to the West boundary of Shelby County Highway No. 87; thence North 87 deg. 58 min. 58 sec. West for 138.11 feet to the point of beginning; thence North 88 deg. 22 min. 23 sec. West for 525.36 feet to the Easterly boundary of I-65; thence North 18 deg. 50 min. 34 sec. West along said Easterly boundary for 1,420.62 feet to the North boundary of said 1/4-1/4 Section; thence South 88 deg. 39 min. 06 sec. East along the North boundary of said 1/4-1/4 Section 1,080.52 feet to a point on a curve to the left on the West boundary of Shelby County Highway No. 87, said curve having a central angle of 01 deg. 54 min. 47 sec. and a radius of 11,499.16 feet; thence southerly along said curve for 383.95 feet to the point of tangent; thence South 00 deg. 00 min. 38 sec. West along the West boundary of Highway No. 87 for 756.04 feet; thence South 81 deg. 41 min. 20 sec. West for 137.54 feet; thence South 00 deg. 00 min. 48 sec. East for 170.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) 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 Real 59, at Page 490, in Probate Office; (3) All existing, future and potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.

\$537,893.70 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid, that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

10/07/1999-41863
01:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

Inst # 1999-41863

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this
the 4th day of October, 1999.

WITNESS:

WINDY OAKS, an Alabama General Partnership

By: SHELBY HOMES, INC.
(PARTNER)

By:

J. W. Palmer
Jarvis W. Palmer a/k/a J. W. Palmer
As its Vice President

G. Marshall

By: ROY MARTIN CONSTRUCTION, INC.
(PARTNER)

By:

Roy L. Martin
Roy L. Martin
As its President

G. Marshall

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jarvis W. Palmer, whose name as Vice President of Shelby Homes, Inc., a corporation, as Partner of Windy Oaks, an Alabama General Partnership, 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 such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal, this the 4th day of October, 1999.

Anne P. Marshall
Notary Public

My commission expires: 3/13/2003

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., a corporation, as Partner of Windy Oaks, an Alabama General Partnership, 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 such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal, this the 4th day of October, 1999.

Anne P. Marshall
Notary Public

My commission expires: 3/13/2003

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