

This instrument was prepared by
Claiborne P. Seier
Post Office Box 360205
Birmingham, Al 35236

Send tax notice to:

WARRANTY DEED

Inst # 1999-46056

State of Alabama
Shelby County

11/09/1999-46056
03:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 111.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, Jack McGuire Excavating Co., Inc., a corporation (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto 3-M Developers, L.L.C. (hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama which is attached as Exhibit "A" for a complete legal description of the land being conveyed in this transaction.

The property conveyed is subject to existing easements, current taxes, restrictions, set-back lines, rights-of-ways, general and special taxes or assessments for 2000 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD To the said 3-M Developers, L.L.C. its' successors and assigns forever. And said Jack McGuire Excavating Co., Inc., a corporation does for the corporation, its' successors and assigns, covenant with the said 3-M Developers, L.L.C. its' successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its' successors and assigns shall, warrant and defend the same to the said 3-M Developers, L.L.C. and its' successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Jack McGuire Excavating Co., Inc. by its President, Jack A. McGuire, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of October, 1999.

ATTEST

Jack McGuire Excavating Co., Inc.,

Secretary

By Jack A. McGuire
Jack A. McGuire, President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jack A McGuire whose name as President of Jack McGuire Excavating Co., Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 the corporation.

Given under my hand and official seal this 8th day of October, 1999.

Curran B. Diller
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 1, 2003
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

Attached to the warranty deed executed on the 8th day of October, 1999 between Jack McGuire Co., Inc. as Grantor to 3-M Developers, L.L.C. as Grantee of the following property that was recorded in the Probate Court of Shelby County, Alabama by Grantor on May 26, 1999 in Inst # 1999-22097 and more particularity described as follows:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 23 and in the SE 1/4 of the SW 1/4 of Section 1-1, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the SW corner of Lot 106, Ivy Brook, Phase Two, Third Addition as recorded in Map Book 21, Page 20 in the Office of the Judge of Probate, Shelby County, Alabama, thence S 16deg 22'53" W along the end of Ivy Brook Trail R.O.W. (50' R.O.W.) a distance of 50.0', thence N 73deg 37'07" W a distance of 13.25' to the NW corner of Lot 105, of said Ivy Brook Subdivision; thence S 8deg 46'53" W along the West boundary line of said Lot 105, a distance of 101.63', thence N 81deg 13'07" W a distance of 29.63' to the NW corner of Lot 104 of said Ivy Brook Subdivision, thence S 1deg 00'36" W along the West boundary line of Lots 99, 100, 101, 102, 103, & 104, a distance of 413.71' to a point, said point being the intersection of the west boundary line of Lot 99 and the Northerly R.O.W. line of Shelby County Highway # 52 (80' R.O.W.), said point also lying on a curve to the left having a radius of 658.89', a central angle of 11deg 31'42" and subtended by a chord which bears N 63deg 35'51" W a distance of 132.37', thence along the arc of said curve and said Shelby County Highway # 52 R.O.W. a distance of 132.60' to the end of said curve; thence N 69deg 21'45" W along said R.O.W. line, a distance of 429.40' to a transition in said R.O.W.; thence N 20deg 38'15" E along said R.O.W. transition a distance of 10.00' to a point, said point being the beginning of a curve to the right having a radius of 657.64', a central angle of 46deg 50'12" and subtended by a chord which bears N 45deg 56'37" W a distance of 522.75'; thence along the arc of said curve and said R.O.W. line a distance of 537.59' to its intersection with the North line of said Section 23, thence S 88deg 17'35" E along said Section line a distance of 531.40'; thence N 0deg 02'41" E a distance of 146.73' to a point said point being the approximate centerline of a 50' wide Colonial Pipe Line Easement, thence S 73deg 12'13" E along said centerline a distance of 239.46', thence S 82deg 32'38" E along said centerline a distance of 56.71'; thence N 86deg 18'07" E along said centerline a distance of 185.30' to its point of intersection with the west boundary line of aforesaid Lot 106, thence S 16deg 22'53" W along said boundary line a distance of 99.46' to the POINT OF BEGINNING
Containing 8.6 acres, more or less

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