

This instrument was prepared by:  
Timothy D. Davis, Esq.  
Gordon, Silberman, Wiggins & Childs, P.C.  
1400 SouthTrust Tower  
Birmingham, Alabama 35203

Send Tax Notice to:  
Coosa United Properties, L.L.C.  
824 Heatherwood Trail  
Birmingham, Alabama 35244

Inst # 1999-47362

**STATUTORY WARRANTY DEED**

11/19/1999-47362  
09:54 AM CERTIFIED

STATE OF ALABAMA : )  
COUNTY OF SHELBY : )

KNOW ALL PERSONS BY THESE PRESENTS  
SHELBY COUNTY JUDGE OF PROBATE  
61.00

50,000

That in consideration of the GRANTOR's exchange of other real property pursuant to a Section 1031 exchange as set forth in that certain Real Estate Purchase Agreement by and between GRANTEE and GRANTOR dated as of August 27, 1999, as amended (the "Purchase Agreement") and other good and valuable consideration to the undersigned Grantor, **PAT SANFORD**, a married man (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **COOSA UNITED PROPERTIES, L.L.C.**, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Spring Gate Estates, as recorded on Map Book 21, page 85, in the Probate Office of Shelby County, Alabama.

ALSO:

Lots 23 and 30, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2000 and subsequent years which are not yet due and payable.
2. 35 foot building line, as shown by recorded map. (all lots)
3. 15 foot Easement, as shown by recorded map. (Lot 30)
4. Restrictions as shown by recorded Map.
5. Restrictions to be filed for record.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 225, page 224 and Volume 55, page 445, in the Probate Office of Shelby County, Alabama.
7. Agreement recorded in Instrument 1995-7351, in the Probate Office of Shelby County, Alabama.

GRANTOR HEREBY REPRESENTS THAT THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns, forever.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal, this the 5<sup>th</sup> day of November, 1999.

  
Pat Sanford

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pat Sanford, 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 5<sup>th</sup> day of November, 1999.

(SEAL)

  
Notary Public

My Commission Expires: 11/4/99

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