

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Shelby Spring Farm, LLC

3910 Hwy. 42
Calera, AL 35040

WARRANTY DEED

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

That in consideration of Two Hundred Thousand Five Hundred and No/100, (\$200,500.00), DOLLARS, in hand paid to the undersigned, Shelby Springs Stock Farm, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Shelby Spring Farm, LLC, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 2000.
2. Easement as shown by Exhibit "B", attached hereto.
3. Right of Way to the State of Alabama as recorded in Deed Book 121, Page 789.
4. Right of Way to Shelby County as recorded in Deed Book 233, Page 801.
5. One hundred foot right of way to Southern Railroad as shown on recorded plat.

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

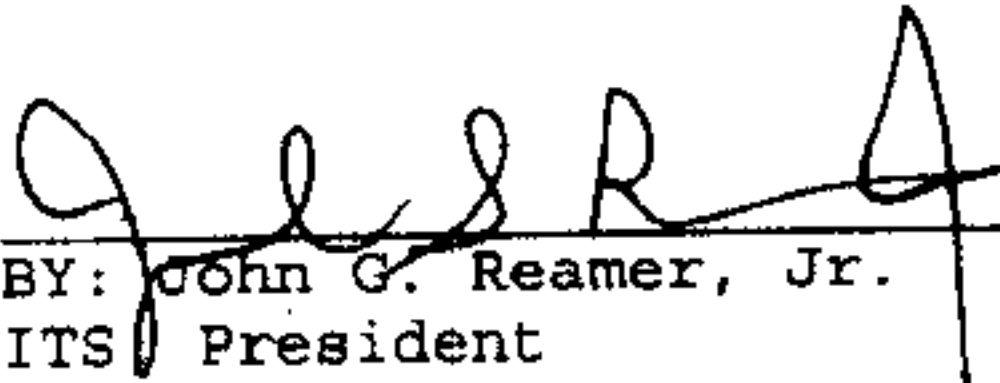
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as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

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

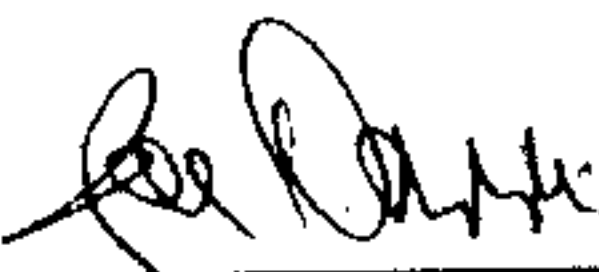
IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is John G. Reamer, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal, this 1st day of December, 1999.


IN WITNESS WHEREOF, the said Shelby Spring Farm, LLC, as GRANTEE, by its Members, Joe Dorris and Carolyn S. Dorris, who are authorized to execute this conveyance, have hereto set their signatures and seals, this 1st day of December, 1999.

Shelby Springs Stock Farm, Inc.

 (SEAL)
BY: John G. Reamer, Jr.
ITS: President
GRANTOR

Shelby Spring Farm, LLC

 (SEAL)
BY: Joe Dorris
ITS: Member

 (SEAL)
BY: Carolyn S. Dorris
ITS: Member
GRANTEE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr. whose name as President of Shelby Springs Stock Farm, Inc., a corporation, 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.

Given under my hand and official seal this 1st day of December, 1999.


NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES MAY 21, 2000

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe Dorris and Carolyn S. Dorris whose names as Members, of Shelby Spring Farm, LLC, a limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such Members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 1st day of December, 1999.



NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES MAY 21, 2000

EXHIBIT "A"

Description of Property

A parcel of land in the Northeast Quarter of Section 7, and the Southwest Quarter of the Southwest Quarter of Section 6, Township 22 South, Range 1 West, being a part of the same land described in deed to Shelby Springs Stock Farm, Inc., recorded in Deed Book 207 at Page 305, of the Real Property Records of Shelby County, Alabama, said Parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 7;

Thence South 01 degrees 36 minutes 21 seconds East, along the West line of Section 7, a distance of 144.20 feet to the Northwest right of way of the Norfolk Southern Railroad;

Thence North 36 degrees 45 minutes 36 seconds East, along said Northwest right of way, a distance of 14.98 feet to the intersection of the Southeast right of way of State Highway No. 25, and the point of beginning;

Thence along a curve, to the left, in said right of way, having a radius of 1871.10 feet, a chord bearing of North 26 degrees 26 minutes 35 seconds East, an arc length of 280.95 feet to a point;

Thence North 22 degrees 08 minutes 30 seconds East, along said right of way, a distance of 533.97 feet to a point;

Thence along a curve to the right, in said right of way, having a radius of 1889.22 feet and a chord bearing of North 29 degrees 26 minutes 41 seconds East, an arc length of 481.62 feet to a concrete right of way monument found;

Thence North 36 degrees 44 minutes 53 seconds East, along said right of way, a distance of 646.97 feet to a point;

Thence North 81 degrees 36 minutes 06 seconds East, along the right of way flare between Highways 25 and 42, a distance of 100.40 feet to a point on the Southwest right of way of County Highway No. 42;

Thence South 53 degrees 23 minutes 54 seconds East along said right of way, a distance of 175.53 feet to a point on the Northwest right of way of the Norfolk Southern Railroad;

Thence South 36 degrees 45 minutes 36 seconds West, along said right of way, a distance of 1989.88 feet to the point of beginning.

EXHIBIT "B"

A 30 FOOT NON-EXCLUSIVE EASEMENT being described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 12, Township 22 South, Range 2 West and run South 89 degrees 51 minutes 40 seconds West along the South line of the North One-Half of the Southeast Quarter of said section 1715.44 feet to the right of way and an existing railroad; thence North 36 degrees 50 minutes 05 seconds East and run along said right of way 4183.07 feet to the centerline of a 30 foot easement lying 15 feet each side of the following described line; thence North 58 degrees 22 minutes 04 seconds West and run along said centerline 341.81 feet to the easterly right of way of State Highway #25 and the end of said easement.

Inst # 1999-49060

5 12/03/1999-49060
03:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 NWS 219.00