

\$857,000

Send Tax Notice To:

Oak Mountain Investments, LLC
180 Applegate Circle
Pelham, Alabama 35124

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 1st day of December, 1999 by **Shelby Springs Stock Farm, Inc.**, an Alabama corporation (hereinafter referred to as the "Grantor"), to **Oak Mountain Investments, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Thousand and NO/100 Dollars (\$1,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, and more particularly described in **Exhibits A, B, C and D** attached hereto and incorporated herein by reference;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the Ad valorem taxes for tax year 2000 and the matters reflected in **Exhibits A, B, C and D**.

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 it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1999-49452

12/07/1999-49452
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 CJ1 878.00

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by John Reamer, its President who is duly authorized hereunto, on this 1st day of ~~November~~ December, 1999.

Shelby Springs Stock Farm, Inc.,
an Alabama corporation

By [Signature]
John Reamer, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Reamer**, whose name as President of Shelby Springs Stock Farm, Inc., an Alabama corporation, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this the 1st day of December, 1999.

[Signature]

Notary Public

My Commission Expires: 4-19-2000

THIS INSTRUMENT PREPARED BY:

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner, P.C.
420 North 20th Street, Suite 1600
Birmingham, Alabama 35203-5202

Exhibit A

to Warranty Deed

between Shelby Springs Stock Farm and Oak Mountain Investments, LLC

Lots 30 and 31, according to Shelby Spring Farms Camp Winn Sector 1, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 24, Page 133.

Lots 32 through 34, according to Shelby Spring Farms Camp Winn Sector 2, Phase 1, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 26, Page 6.

29-3-07-0-000-001

29-3-07-0-000-001 and

29-3-08-0-000-002

Subject to Right of Way to Shelby County as recorded in Deed Book 233, Page 801.

Subject to fifteen foot drainage easement as shown on recorded plat of Camp Winn Sector 2, Phase 1.

John S. R. A.

Exhibit B
to Warranty Deed

between Shelby Springs Stock Farm and Oak Mountain Investments, LLC
PARCEL F

A PARCEL OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 2 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A 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 SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE N 88DEG-57'-46" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 A DISTANCE OF 6.65 FEET TO THE NORTHWEST R.O.W. OF COUNTY HIGHWAY No. 25, AND THE POINT OF BEGINNING;
THENCE N 88DEG-57'-46" W, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 A DISTANCE OF 3990.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE S 0DEG-06'-34" W ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1329.97 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION;
THENCE S 88DEG-59'-20" E, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1345.54 FEET TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION;
THENCE S 0DEG-27'-44" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 1301.03 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF STATE HIGHWAY No. 25;
THENCE N 44DEG-44'-44" E, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 267.14 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
THENCE ALONG A CURVE TO THE RIGHT IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 17145.16 FEET TO AN ARC LENGTH OF 991.56 FEET TO A POINT;
THENCE N 48DEG-03'-33" E, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1798.25 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 1791.10 FEET AND A CHORD BEARING OF N 37DEG-44'-41" E, AND AN ARC LENGTH OF 644.86 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 124.00 ACRES OF LAND.**

28-1-12-0-000-002

Subject to Right of Way to the State of Alabama as recorded in Deed Book 121, Page 789.

Subject to One hundred foot right of way to Southern Railroad.

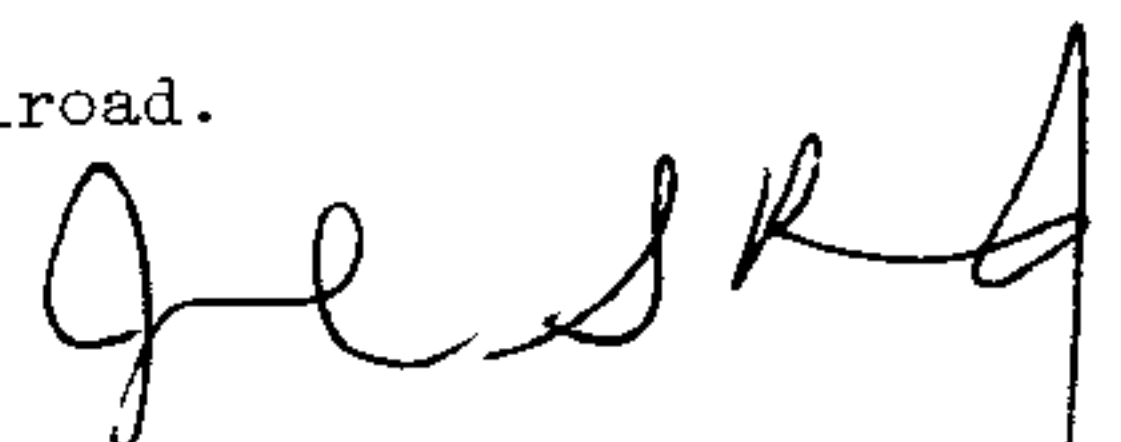
A handwritten signature in black ink, appearing to be "J. S. R.", is located at the bottom right of the page.

Exhibit C
to Warranty Deed
between Shelby Springs Stock Farm and Oak Mountain Investments, LLC

A parcel of land situated in the South 1/2 of Section 6, the East 1/2 and the NW 1/4 of Section 7, and the NW 1/4 of the NW 1/4 of Section 8, all in Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the most northerly corner of Lot 30 according to SHELBY SPRING FARMS CAMP WINN SECTOR 1, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 24, Page 133; thence S 58deg-21'-42" W a distance of 716.54' to a point lying on the Northeasterly R.O.W. line of Shelby County Highway No. 42, said point also being on a curve to the right having a radius of 6188.85', a central angle of 6deg-32'-34" and subtended by a chord which bears N 31deg-35'-11" W, a chord distance of 706.34'; thence along the arc of said curve, and said R.O.W. line a distance of 706.73' to a point lying on the Northwesterly line of a 100' Alabama Power Company Easement; thence N 54deg-05'-02" E, leaving said R.O.W. line and along said Easement line a distance of 956.65'; thence N 52deg-21'-04" W, and leaving said Easement line a distance of 1034.65'; thence S 32deg-13'-52" W a distance of 569.26' to a point lying on the Northeasterly R.O.W. line of Shelby County Highway No. 42, said point also being the beginning of a curve to the left having a radius of 1949.86', a central angle of 26deg-07'-47" and subtended by a chord which bears N 38deg-36'-02" W, a chord distance of 881.55'; thence along the arc of said curve, and said R.O.W. line a distance of 889.23'; thence N 51deg-39'-56" W, along said R.O.W. line a distance of 21.51' to its intersection with the southeasterly line of a 100' wide Norfolk Southern Railroad R.O.W.; thence N 36deg-50'-07" E, along said Railroad R.O.W. line a distance of 300.00'; thence leaving said Railroad R.O.W. S 53deg-09'-52" E a distance of 523.77'; thence N 37deg-51'-58" E a distance of 616.37'; thence N 43deg-04'-21" E a distance of 1070.52'; thence N 30deg-29'-26" E a distance of 455.50'; thence N 50deg-57'-28" E a distance of 15.73'; thence S 45deg-44'-50" E a distance of 3271.38'; thence S 15 deg-44'-26" W a distance of 48.33'; thence N 88deg-27'-25" W a distance of 310.53'; thence N 58deg-28'-28" W a distance of 131.30'; thence S 34deg-50'-48" W a distance of 279.29'; thence S 44deg-22'-30" W a distance of 415.97' to the beginning of the center-line of a 15' Easement; thence S 24deg-46'-03" W, along said center-line a distance of 603.54'; thence S 67deg-37'-39" W, along said center-line a distance of 188.29'; thence S 48deg-27'-27" W, along said center-line a distance of 105.01'; thence S 10deg-01'-24" E, and leaving said center-line a distance of 86.41'; thence S 66deg-01'-12" E a distance of 207.94' to a point lying on the Northwesterly R.O.W. line of Shelby Spring Farms, said point also lying on a curve to the left having a radius of 530.00', a central angle of 15deg-43'-30", and subtended by a chord which bears S 16deg-07'-03" W and a chord distance of 145.00'; thence along the arc of said curve and along said R.O.W. line a distance of 145.46' to the beginning of a curve to the right having a radius of 25.00', a central angle of 84deg-18'-46" and subtended by a chord which bears S 50deg-24'-40" W and a chord distance of 33.56'; thence along the arc of said curve a distance of 36.79' to a point lying on the northerly R.O.W. line of Camp Winn Lane; thence N 87deg-25'-57" W and along said R.O.W. line a distance of 62.44' to the beginning of a curve to the right having a radius of 220.00', a central angle of 17deg-00'-18" and subtended by a chord which bears N 78deg-55'-48" W and a chord distance of 65.05'; thence along the arc of said curve and along said R.O.W. line a distance of 65.29'; thence S 19deg-34'-21" W and leaving said R.O.W. line a distance of 60.00' to a point lying on the southerly R.O.W. line of said Camp Winn Lane; thence continue last described course, and leaving said R.O.W. line, a distance of 407.17'; thence S 66deg-02'-32" W a distance of 428.13'; thence N 22deg-00'-23" W a distance of 556.16'; thence N 22deg-41'-39" W a distance of 286.31'; thence N 22deg-06'-49" W a distance of 410.84' to the Point of Beginning. Said Parcel contains 178.93 acres, more or less.

29-3-06-0-000-005

29-3-07-0-000-001

Subject to Right of Way easement to Gulf States Paper Company as recorded in Instrument No. 1998-08297.

Subject to Right of Way to Shelby County as recorded in Deed Book 233, Page 801.

Subject to Right of Way to Alabama Power Company as recorded in Deed Book 177, Page 501; Deed Book 161, Page 124 and Deed Book 172, Page 433.

Subject to One Hundred foot right of way to Southern Railroad.

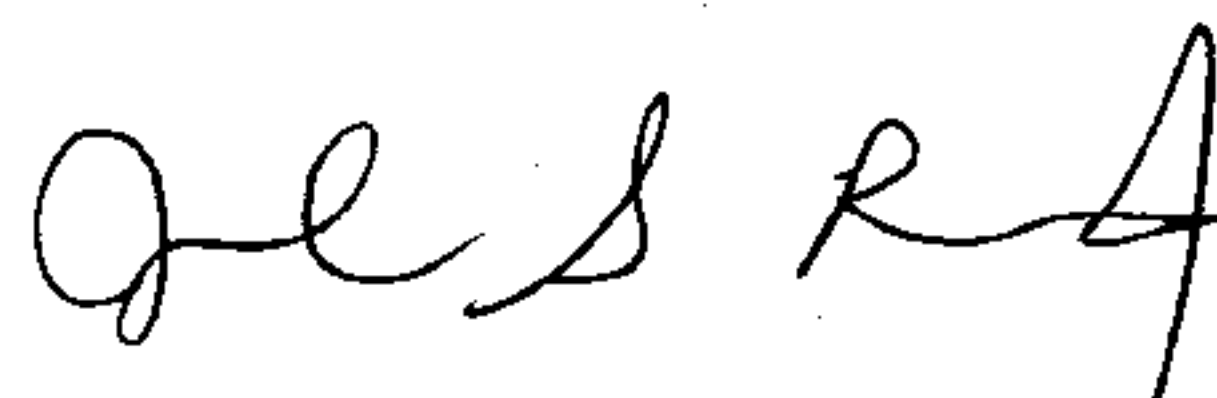


Exhibit D

to Warranty Deed

between Shelby Springs Stock Farm and Oak Mountain Investments, LLC

Parcel 5:

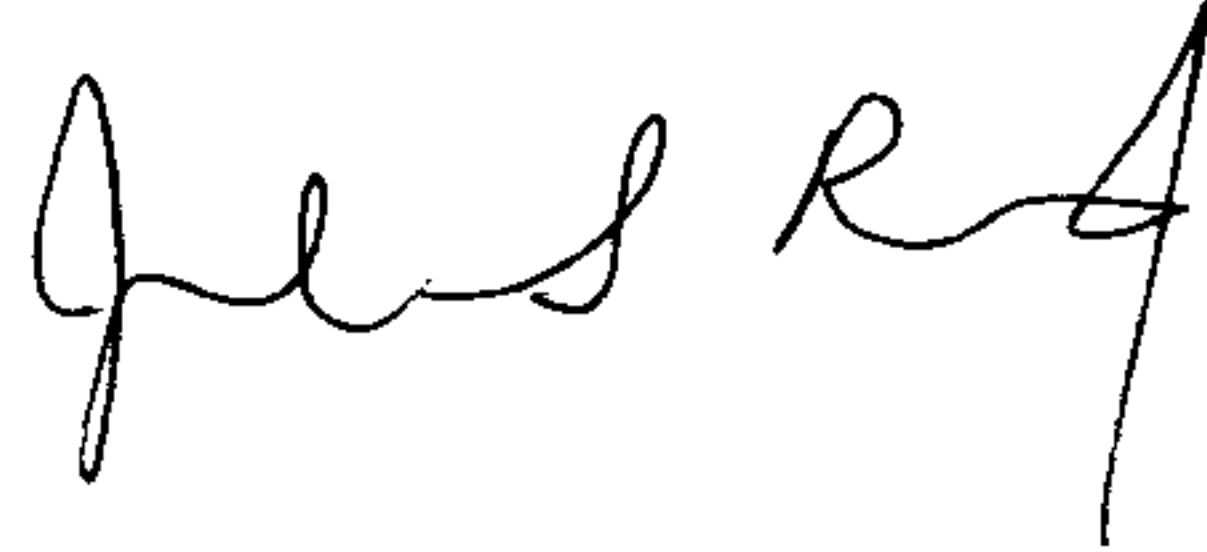
Commence at the SW corner of said Section 6; thence N 88d 28' 33" E along the south line of the SW 1/4 of said Section 6 a distance of 570.57'; thence N 1d 31' 27" W a distance of 684.08' to a point lying on the northerly ROW line of Shelby County Hwy #42 (80' ROW) and the POINT OF BEGINNING; thence N 36d 50' 49" E a distance of 810.71'; thence S 53d 09' 11" E a distance of 564.00' to the northwesterly ROW line of State Hwy #25 (80' ROW); thence S 36d 50' 49" W along said ROW line a distance of 699.86'; thence S 82d 03' 06" W a distance of 100.47' to a point lying on the northerly ROW line of aforesaid Shelby County Hwy #42; thence N 53d 16' 10" W along said ROW line a distance of 151.55' to the beginning of a curve to the left having a radius of 994.95, a central angle of 9d 12' 15" and subtended by a chord which bears N 57d 52' 18" W a chord distance of 159.66'; thence along the arc of said curve and said ROW line a distance of 159.83' to the end of said curve; thence N 27d 31' 35" E along a line radial to aforesaid curve and along said ROW line a distance of 20.00' to the beginning of a curve to the left having a radius of 1014.95, a central angle of 10d 26' 30" and subtended by a chord which bears N 67d 41' 11" W a distance of 184.71'; thence along the arc of said curve and said ROW line a distance of 184.97' to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

29-3-06-0-000-005

29-3-07-0-000-001

Subject to Right of Way to the State of Alabama as recorded in Deed Book 121, Page 789.

Subject to Right of Way to Shelby County as recorded in Deed Book 233, Page 801.



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