

This instrument was prepared by:

Wendy L. Cornett
Burr & Forman LLP
420 North 20th Street
3100 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:

Jim B. Black, Jr.
1145 Indian Crest Drive
Indian Springs, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) and other good and valuable consideration to the undersigned grantor **COLLETON LAKE RESIDENTIAL ASSOCIATION, L.L.C.**, an Alabama limited liability company ("Grantor"), in hand paid by **JIM B. BLACK, JR.**, ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Subject, however, to the encumbrances described on Exhibit B attached hereto and incorporated herein by reference.

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

EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH IN THIS GENERAL WARRANTY DEED, NO WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, ARE MADE WITH RESPECT TO THE PROPERTY HEREIN CONVEYED, IT BEING THE EXPRESS INTENTION OF GRANTOR AND GRANTEES THAT SAID PROPERTY SHALL BE CONVEYED AND TRANSFERRED TO GRANTEES IN ITS PRESENT CONDITION AND STATE OF REPAIR, "AS IS" AND "WHERE IS", WITH ALL FAULTS.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's heirs, personal representatives, successors and assigns forever.

Inst # 1999-49470

12/08/1999-49470

08:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

004 MMS 266.00

Alabama Title

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized manager on this 22nd day of November, 1999.

**COLLETON LAKE RESIDENTIAL
ASSOCIATION, L.L.C.,** an Alabama limited
liability company

By: C. D. Howard - Manager
C. D. Howard, Manager

ACKNOWLEDGEMENT

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, Wendy L. Cornett, a Notary Public in and for said County in said State, hereby certify that C. D. Howard, whose name as Manager of COLLETON LAKE RESIDENTIAL ASSOCIATION, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said General Warranty Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 22nd day of November, 1999.

Wendy L. Cornett
NOTARY PUBLIC

(SEAL)

My Commission Expires: 10/4/03

EXHIBIT A

Commence at the NW corner of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 3 deg. 32 min. 53 sec. West along the West boundary of said Section 7 for a distance of 580.51 feet; thence South 56 deg. 28 min. 42 sec. East 2103.62 feet; thence South 33 deg. 29 min. 25 sec. West 430.50 feet to the point of beginning of herein described parcel of land; thence South 57 deg. 09 min. 10 sec. East 1873.48 feet; thence South 31 deg. 03 min. 01 sec. West 500.00 feet; thence North 54 deg. 44 min. 32 sec. West 1237.81 feet; thence North 57 deg. 56 min. 22 sec. West 606.85 feet; thence North 23 deg. 53 min. 55 sec. East 72.37 feet; thence North 23 deg. 03 min. 04 sec. East 213.61 feet; thence North 33 deg. 29 min. 25 sec. East 174.05 feet, back to the point of beginning; being situated in Shelby County, Alabama.

Together with rights to use non-exclusive perpetual easement between Hall and Lucille Thompson and Colleton, an Alabama General Partnership as set out in Inst. #1995-7790 in Shelby County, Alabama.

EXHIBIT B

1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable.
2. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment (See 1975 Code of Alabama Section 40-7-25.3).
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-4784 in Probate Office.
4. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 253 page 324 in Probate Office.
5. Easement(s) to Ayers Interests as shown by instrument recorded in Deed Book 351 page 732 in Probate Office.
6. Riparian Rights, if any, in and to the use of Lake and Creek.
7. Memorandum of Oil and Gas Lease to Atlantic Richfield Co. as set out in Deed Book 324 page 373 in Probate Court.
8. Rights of others in and to the Lake and the use of the Lake.
9. Rights of others to use of Non-Exclusive Perpetual Easement between Hall and Lucille Thompson and Colleton, an Alabama General Partnership by Inst.#1995-7790 in Probate Court.

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