

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Shelby Springs Stock Farms, Inc.
P. O. Box 380785
Birmingham, AL 35238

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Eight Hundred Four Thousand Fifty and No/100 (\$1,804,050.00) Dollars to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC., a corporation, in hand paid by SHELBY SPRINGS STOCK FARMS, INC. and WATERFORD, L.L.C., the receipt whereof is hereby acknowledged, the said ROY MARTIN CONSTRUCTION, INC., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto SHELBY SPRINGS STOCK FARMS, INC. an undivided 53.3971% interest, and unto WATERFORD, L. L.C. an undivided 46.6029% interest (together, herein referred to as "Grantee"), in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Rights of way granted to Shelby County by instrument recorded in Deed Book 240, Page 36 in Probate Office; (3) Grant to the State of Alabama for railroad as set out in Real 278, Page 5, in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1995-1640 and Real 345, Page 744 in Probate Office; (5) Terms and conditions as contained in deed recorded in Inst. #1995-1640 in Probate Office; (6) A 15 foot dirt road running through Parcel 1 as shown on the Survey of R.C. Farmer & Associates dated May 10, 1999; (7) Release of damages as set out in instrument recorded in Inst. #1995-1640 and Real 345, Page 744, in Probate Office.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on


this the 6th day of December, 1999.

Inst. # 1999-50197

12/13/1999-50197
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 14.50

WITNESSES:

ROY MARTIN CONSTRUCTION, INC.



By: 

Roy L. Martin
As its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, 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 seal this 6th day of December, 1999.



Notary Public

My Commission Expires: 24 July 03

[NOTARIAL SEAL]

EXHIBIT A

A tract of land located in the SE 1/4 of NE 1/4 and NE 1/4 of SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, and The NW 1/4; N 1/2 of SW 1/4; W 1/2 of NE 1/4; NE 1/4 of NE 1/4 of Section 35, Township 21 South, Range 2 West, Shelby County, Alabama, all more particularly described as follows:

BEGIN at the NW corner of said Section 35; thence S 88 deg 48' 23" E along the north line of the NW 1/4-NW 1/4 of said Section 35 a distance of 1337.75' to the NE corner of said 1/4-1/4 section; thence S 88 deg 45' 16" E a distance of 2633.69' to the NW corner of the NE 1/4-NE 1/4 of said Section 35; thence S 88 deg 46' 48" E along the north line of said 1/4-1/4 section a distance of 1318.68' to the NE corner of said Section 35; thence S 0 deg 4' 29" W along the east line of said 1/4-1/4 section a distance of 1329.82' to its point of intersection with the northwesterly R.O.W. line of State Highway # 70 (variable R.O.W.); thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 26.28' to its point of intersection with the south line of the NE 1/4-NE 1/4 of said Section 35; thence N 88 deg 36' 2" W and along said 1/4-1/4 line a distance of 1295.17' to the SE corner of said 1/4-1/4 section; thence S 0 deg 1' 58" W along the east line of the SW 1/4-NE 1/4 of said Section 35 a distance of 575.09' to its point of intersection with the northwesterly R.O.W. line of said State Highway # 70; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 242.81'; thence N 22 deg 33' 35" W and along said R.O.W. line a distance of 20.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 393.61'; thence S 22 deg 33' 35" E and along said R.O.W. line, a distance of 10.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 400.00'; thence N 22 deg 33' 35" W and along said R.O.W. line, a distance of 10.0'; thence S 67 deg 26' 25" W and along said R.O.W. line, a distance of 1796.88'; thence S 22 deg 33' 35" E and along said R.O.W. line a distance of 10.0'; thence S 67 deg 26' 25" W and along said R.O.W. line a distance of 400.79'; thence N 22 deg 33' 35" W and along said R.O.W. line, a distance of 35.0'; thence S 67 deg 26' 25" W and along said R.O.W. line a distance of 414.77'; thence S 22 deg 33' 35" E and along said R.O.W. line, a distance of 25.0' to the beginning of a curve to the right having a radius of 5640.92', a central angle of 3 deg 51' 41" and subtended by a chord which bears S 69 deg 22' 16" W chord distance of 380.10'; thence along the arc of said curve and said R.O.W. line a distance of 380.17'; thence N 18 deg 41' 53" W along said R.O.W. line and along a line radial to aforesaid curve a distance of 5.0' to the beginning of a curve to the right having a radius of 5635.92', a central angle of 10 deg 01' 26" and subtended by a chord which bears S 76 deg 18' 50" W a chord distance of 984.75'; thence along the arc of said curve and said R.O.W. line, a distance of 986.01'; thence S 8 deg 40' 27" E along said R.O.W. line and along a line radial to aforesaid curve a distance of 10.0' to the beginning of a curve to the right, having a radius of 5645.92' a central angle of 3 deg 46' 35" and subtended by a chord which bears S 83 deg 12' 50" W a chord distance of 372.05'; thence along the arc of said curve and said R.O.W. line, a distance of 372.12' to the end of said curve; thence S 85 deg 06' 07" W along said R.O.W. line and a line tangent to said curve, a distance of 161.87' to its point of intersection with the west line of the NE 1/4-SE 1/4 of aforesaid Section 34; thence N 0 deg 1' 52" W along said west line, a distance of 1190.76' to the NW corner of said 1/4 1/4 Section; thence N 0 deg 2' 18" E along the west line of the SE 1/4-NE 1/4 of said Section 34, a distance of 1331.30' to the NW corner of said 1/4-1/4 Section; thence S 88 deg 19' 19" E along the north line of said 1/4-1/4 Section, a distance of 1262.79' to the NE corner of said 1/4-1/4 section; thence N 0 deg 25' 1" W along the east line of the NE 1/4-NE 1/4 of said Section 34, a distance of 1322.76' to the POINT OF BEGINNING.

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