

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

SEND TAX NOTICE TO:
Forest Lakes, L.L.C.
4880 Valleydale Road
Birmingham, AL 35242

WARRANTY DEED

Inst # 1999-50681

12/16/1999-50681
10:51 AM CERTIFIED
SHELBY COUNTY CLERK'S OFFICE
32.00

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

That in consideration of Three Hundred Thousand and No/100, (\$300,000.00), DOLLARS, in hand paid to the undersigned, John C. Fay, Jr., a married man, (hereinafter referred to as "GRANTOR"), by Forest Lakes, L.L.C., 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 Forest Lakes, L.L.C. an undivided 10% interest to the following described real estate, located and situated in Shelby County, Alabama, to wit:

PARCEL I:

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 15, Township 19 South, Range 1 West.

PARCEL II:

The East Half of the Northwest Quarter of the Southeast Quarter; South half of Southeast Quarter and Southeast Quarter of Southwest Quarter, Section 16, Township 19 South, Range 1 West.

LESS AND EXCEPT that property conveyed to Shelby County, Alabama by Instrument #1993-03762 described as follows:

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 South, Range 1 West, and being more particularly described as follows: Commence at the Southwest corner of said Section 16, and run East along the South line of said Section 16 on a bearing of South 88 degrees 25 minutes 49 seconds East a distance of 3045.42 feet; thence North 00 degrees 86 minutes 03 seconds West a distance of 589.90 feet to the point of beginning; thence continue along the last described course a distance of 230.00 feet, thence right 90 degrees, 00 minutes 00 seconds a distance of 200.00 feet; thence right 90 degrees 00 minutes 00 seconds a distance of 230.00 feet to the point of beginning.

PARCEL III:

All of Section 21, Township 19 South, Range 1 West, except the Southeast Quarter of Southwest Quarter; Southwest Quarter of Southeast Quarter and that part of the Northwest Quarter of Southeast Quarter, East of County Road.

PARCEL IV:

The Northwest Quarter; Northwest Quarter of Northeast Quarter and Northwest Quarter of Southwest Quarter, Section 22, Township 19 South, Range 1 West.

SEE ATTACHED EXHIBIT "B" FOR LESS AND EXCEPT DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the year, 2000.
2. Right of Way to Alabama Power Company as recorded in Book 139, Page 127 and Book 236, Page 829. (Parcel I)
3. Right of Way to Alabama Power Company as recorded in Book 133, Page 210 and Real Volume 31, Page 255. (Parcel II)
4. Right of Way to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829. (Parcel III)
5. Right of Way to Shelby County as recorded in Book 228, Page 339 and Book 228, Page 341. (Parcel III and IV)
6. Right of Way to Alabama Power Company as recorded in Book 124, Page 519; Book 126, Page 191; Book 139, Page 127 and Book 236, Page 829. (Parcel IV)
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Book 53, Page 262 and Deed Book 331, Page 262.
8. Easement to Shelby County for ingress and egress as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.
9. That part of subject property in the right of way of New Highway No. 280, acquired by the State of Alabama by condemnation proceedings.
10. Any and all existing outstanding Mortgages, if applicable.

"NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE".

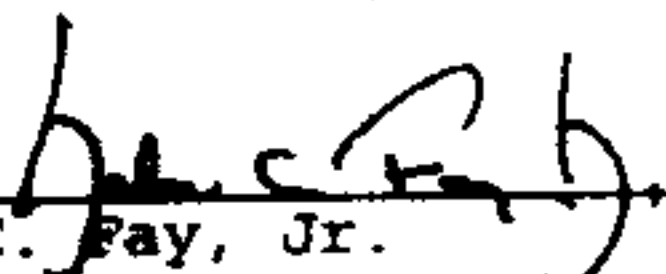
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors 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.

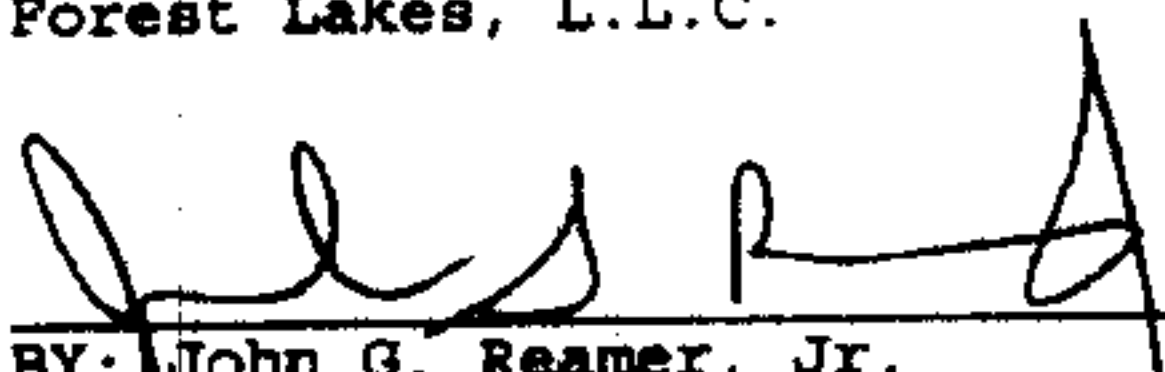
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of December, 1999.

IN WITNESS WHEREOF, the said Forest Lakes, L.L.C., as GRANTEE, by its Managing Member, John G. Reamer, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this 13th day of December, 1999.



John C. Fay, Jr. (SEAL)
GRANTOR

Forest Lakes, L.L.C.



BY: John G. Reamer, Jr. (SEAL)
ITS: Managing 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 C. Fay, Jr., a married man, 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 13th 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 John G. Reamer, Jr. whose name as Managing Member, of Forest Lakes, L.L.C., a limited liability company, 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 Member 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 13th day of December, 1999.



NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MAY 21, 2000

EXHIBIT "B"

LESS AND EXCEPT DESCRIBED PROPERTY

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:

A tract of land situated in Sections 15, 16, 21 and 22, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a concrete monument marking the Northwest corner of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the North line of said Section 21, a distance of 1342.10 feet to a rebar and cap, marking the Southwest corner of the Southeast $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West; thence turn an interior angle of 268 degrees 48' 44" and run to the left in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1201.94 feet to a 1-inch rebar; thence turn an interior angle of 89 degrees 49' 45" and run to the right in an Easterly direction a distance of 26.78 feet to a capped rebar; thence turn an interior angle of 270 degrees 05' 00" and run to the left in a Northerly direction a distance of 81.98 feet to a capped rebar; thence turn an interior angle of 90 degrees 14' 44" and run to the right in an Easterly direction a distance of 435.09 feet to a 1-inch rebar; thence turn an interior angle of 269 degrees 53' 23" and run to the left in a Northerly direction a distance of 39.92 feet to a rebar and cap on the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16; thence turn an interior angle of 91 degrees 09' 44" and run to the right in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 a distance of 1348.34 feet to a rebar and cap; thence turn an interior angle of 208 degrees 47' 00" and run to the left in a Northerly direction along the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 a distance of 1316.83 feet to a rebar and cap on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an interior angle of 91 degrees 16' 21" and run to the right in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 670.68 feet to a rebar and cap marking to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16; thence turn an interior angle of 88 degrees 44' 11" and run to the right in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1317.48 feet to a rebar and cap marking the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an interior angle of 271 degrees 12' 26" and run to the left in an Easterly direction along the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 a distance of 1341.71 feet to a rebar and cap marking the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section;

EXHIBIT "B"

LESS AND EXCEPT DESCRIBED PROPERTY

(Continued)

thence turn an interior angle of 88 degrees 48' 38" and run to the right in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1318.79 feet to a pine knot marking the Southeast corner of said Section 16; thence turn an interior angle of 271 degrees 22' 44" and run to the left in an Easterly direction along the South line of Section 15, Township 19 South, Range 1 West, a distance of 1308.17 feet to a rebar and cap marking the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15; thence turn an interior angle of 268 degrees 36' 47" and run to the left in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1323.88 feet to a rebar and cap marking the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an interior angle of 91 degrees 37' 05" and run to the right in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1087.58 feet to a rebar and cap on the Northwesternly right of way of Shelby County Highway #43; thence turn an interior angle of 50 degrees 18' 17" to the tangent of a curve to the left having a central angle of 3 degrees 18' 20" and a radius of 5769.58 feet and run right to left along the arc of said curve in a Southwesterly direction along the Northwesternly right of way of Shelby County Highway #43 a distance of 333.04 feet to a rebar and cap; thence run tangent to last described curve in a Southwesterly direction along said right of way a distance of 959.90 feet to a right of way monument; thence turn an interior angle of 180 degrees 04' 28" to the tangent of a curve to the right having a central angle of 4 degrees 30' 16" and a radius of 5889.58 feet and run along the arc of said curve in a Southwesterly direction along said right of way a distance of 447.30 feet to a right of way monument, thence turn an interior angle of 87 degrees 29' 09" from the tangent of last described curve and run to the right in a Northwesternly direction along said right of way, a distance of 10.25 feet to a right-of-way monument; thence turn an interior angle of 272 degrees 31' 18" to the tangent of a curve to the right having a central angle of 2 degrees 00' 12" and a radius of 5879.58 feet and run left to right along the arc of said curve in a Southwesterly direction and along said right of way a distance of 198.58 feet to a rebar and cap; thence turn an interior angle of 269 degrees 55' 50" from the tangent of last described curve and run to the left in a Southeasterly direction a distance of 10.00 feet to a point; thence turn an interior angle of 90 degrees 00' 00" to the tangent of a curve to the right having a central angle of 3 degrees 19' 18" and a radius of 5889.58 feet and run to the right along the arc of said curve in a Southwesterly direction and along said right of way a distance of 329.85 feet to a rebar and cap; thence turn tangent to last described curve in a Southwesterly direction along said right of way a distance of 3057.20 feet to a rebar and cap;

EXHIBIT "B"

LESS AND EXCEPT DESCRIBED PROPERTY

(Continued)

thence run along the arc of a curve to the left having a central angle of 1 degree 20' 00" and a radius of 22,958.30 feet to a Southwesterly direction and along said right of way a distance of 534.28 feet to a rebar and cap; thence run tangent to last described curve in a Southwesterly direction along said right of way a distance of 1428.79 feet to a rebar and cap; thence turn an interior angle of 133 degrees 14' 05" and run to the right in a Westerly direction a distance of 1574.83 feet to a rebar and cap; thence turn an interior angle of 209 degrees 46' 35" and run to the left in a Southerly direction along the East line of the West ¼ of the Southwest ¼ of Section 21, Township 19 South, Range 1 West, a distance of 1131.05 feet to a point on the Northeasterly right of way of U. S. Highway 280; thence turn an interior angle of 47 degrees 02' 48" to the tangent of a curve to the right having a central of 15 degrees 32' 56" and a radius of 5489.58 feet and run to the right along the arc of said curve in a Northwesterly direction an along said right of way a distance of 1489.77 feet to a right of way monument; thence turn an interior angle of 166 degrees 16' 32" from the tangent of last described curve and run to the right in a Northeasterly direction along said Northeasterly right of way a distance of 252.95 feet to a rebar and cap; thence turn an interior angle of 193 degrees 43' 24" and run to the left in a Northwesterly direction a distance of 150.27 feet to a right of way monument; thence turn an interior angle of 200 degrees 07' 18" and run to the left in a Northwesterly direction along said right of way a distance of 299.65 feet to a rebar and cap on the West line of said Section 21; thence turn an interior angle of 128 degrees 34' 02" and run to the right in a Northerly direction along the West line of said Section 21 a distance of 3336.51 feet to the Point of beginning.

PARCEL III:

A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a pine knot in a rock pile marking the Southwest corner of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Northerly direction along the West line of said Section 21 a distance of 998.82 feet to a rebar and cap located on the Southwesterly right of way of U. S. Highway 280; thence turn an interior angle of 48 degrees 37' 09" and run to the right in a Southeasterly direction along said right of way a distance of 198.78 feet to a rebar and cap; thence turn an interior angle of 165 degrees 42' 37" to the tangent of a curve to the left having a central angle of 10 degrees 54' 49" and radius of 9969.58 feet and run right to the left along the arc of said curve in a Southwesterly direction and along said right of way a distance of 1137.07 feet to a rebar and a cap on the South line of said Section 21; thence turn an interior angle of 44 degrees 17' 00" from the tangent of last described curve and run to the right in a Westerly direction along the South line of said Section 21, a distance of 875.72 feet to the point of beginning.

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10:51 AM CERTIFIED

SHELBY COUNTY CLERK OF PROBATE

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