

This instrument prepared by:  
H. Hampton Boles  
Balch & Bingham LLP  
P. O. Box 306  
Birmingham, Alabama 35203

Send tax notice to:  
Colonial Pipeline Company  
945 East Paces Ferry Road  
Atlanta, Georgia 30326  
Attn: Gary Glancz, Esq.

STATE OF ALABAMA )

SHELBY COUNTY )

STATUTORY WARRANTY DEED

That in consideration of SEVEN HUNDRED SEVENTH-FIVE THOUSAND AND NO/100 DOLLARS (\$775,000.00) to the undersigned COALES BRANCH, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by COLONIAL PIPELINE COMPANY, a Delaware corporation ("Grantee"), the receipt whereof is acknowledged, Grantor hereby grants, bargains, sells and conveys, subject to the matters set forth below, unto Grantee the real estate situated in Shelby County, Alabama, described on Exhibit A attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

[Property described on Exhibit A attached hereto and made a part hereof.]

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, subject, however, to the matters set forth on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized representative on or as of the 4<sup>th</sup> day of January, 2000.

GRANTOR:

COALES BRANCH, L.L.C.

By E. Todd Sharley  
E. Todd Sharley, its Member

Inst # 2000-00528

01/05/2000-00528  
02:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 HHS 791.00

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, Bobbie G. Hutchcraft, a Notary Public in and for said County in said State, hereby certify that E. Todd Sharley, Jr., whose name as Member of Coales Branch, 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 the instrument, 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 this the 4th day of January, 2000.

Bobbie G. Hutchcraft  
Notary Public

[Notarial Seal]

My commission expires NOTARY PUBLIC STATE OF ALABAMA  
COMMISSION EXPIRES: Dec 13, 2003  
MADE THRU NOTARY PUBLIC UNDER

## EXHIBIT A

### PARCEL I

Lot A, according to the map of Colonial Pipeline Company's North Addition to Pelham Station, as recorded in Map Book 26, Page 78 in the Office of the Judge of Probate of Shelby County, Alabama.

### PARCEL II

A tract of land situated in Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 24; thence run in a Southerly direction along the West line of said 1/4 section, a distance of 566 feet to the point of beginning in the center of Coales Branch; thence continue in a Southerly direction along said West line a distance of 115 feet; thence an angle left of  $90^{\circ}54'52''$  and run in an Easterly direction along the South line of the Gene McLain Property a distance of 41.68 feet; thence an angle right of  $104^{\circ}05'12''$  and run in a Southwesterly direction a distance of 362.79 feet to the beginning of a curve to the right, said curve having a radius of 289.62 feet and subtending a central angle of  $21^{\circ}24'$ ; thence run in a Southwesterly direction along the arc of said curve a distance of 108.17 feet; thence on tangent to curve, continue in a Southwesterly direction a distance of 346.91 feet to the beginning of a curve to the right, said curve having a radius of 327.26 feet and subtending a central angle of  $18^{\circ}48'$ ; thence run in a Southwesterly direction along the arc of said curve a distance of 107.38 feet; thence on tangent to curve continue in a Southwesterly direction a distance of 426.81 feet to the beginning of a curve to the left, said curve having a radius of 126.96 feet and subtending a central angle of  $31^{\circ}23'16''$ ; thence run in a Southwesterly direction along the arc of said curve a distance of 69.55 feet to a point on the Northeasterly right of way line of Shelby County Highway No. 52; thence right and run in a Northwesterly direction along said right of way line a distance of 240 feet, more or less, to the center of Coales Branch; thence run in a Northeasterly direction along the centerline of and meanderings of Coales Branch as shown by traverse a distance of 2097 feet, more or less, to the point of beginning.

**EXHIBIT A -- page 2**

**SUBJECT TO:**

1. Ad valorem taxes, and assessments and dues from the local district, for the year 2000, and subsequent years.
2. Any titles asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.
3. Less and except any part of subject property lying within a roadway.
4. Coal, oil, gas and other mineral interests in, to or under the property not owned by Grantor.
5. Restrictions, easements for public utility, sanitary sewer, storm sewer, storm ditches and private television cable system easements, and buffer zones as shown on recorded map of Parcel I.
6. Zoning and subdivision ordinances and regulations.
7. Purchaser, and its successors and assigns, agree to construct or cause to be constructed and maintained, a fence along the approximate location of the boundary between Parcel I and Hidden Creek Phase II, Sectors I and II. Seller and Seller's successors and assigns, and Hidden Creek Residential Association, Inc., have the right, but not the obligation, to maintain that portion of Parcel I, if any, adjoining Hidden Creek Phase II in front of the fence line. The obligation of Purchaser, and Purchaser's successors and assigns under this paragraph 7, shall constitute a covenant running with the land, and is for the benefit of, and may be enforced by, Seller, Seller's successors and assigns, Hidden Creek Residential Association, Inc. and any owner of any lot or parcel of land adjacent to the fence.

**Inst # 2000-00528**

**01/05/2000-00528  
02:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MMS 791.00**