

This instrument was prepared by:

Grantee's address:
P.O. Box 723
Helena, AL 35080

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty Thousand Four Hundred Eighty and no/100 DOLLARS (\$150,480.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Bobby E. Holcombe, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Oak Mountain Investments, L.L.C. (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

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

Commence at the SW corner of said Section 6; thence run North 88 degrees 28 minutes 33 seconds East along the South line of the SW 1/4 of said Section 6, a distance of 1370.52 feet; thence North 1 degrees 31 minutes 27 seconds West a distance of 100.14 feet to a point lying on the Northeasterly Right-of-Way line of Shelby County Highway No. 42 (80 feet ROW); thence North 36 degrees 50 minutes 07 seconds East a distance of 300.00 feet to the Point of Beginning, said point also being a point on the Westerly right-of-way line of Norfolk Southern Railroad (100 foot ROW); thence South 53 degrees 09 minutes 53 seconds East for a distance of 523.77 feet; thence North 37 degrees 51 minutes 58 seconds East for a distance of 616.37 feet; thence North 43 degrees 04 minutes 21 seconds East a distance of 1070.52 feet; thence North 30 degrees 29 minutes 26 seconds East a distance of 455.50 feet; thence North 50 degrees 57 minutes 28 seconds East a distance of 636.27 feet; thence North 70 degrees 08 minutes 02 seconds East a distance of 294.27 feet; thence North 40 degrees 50 minutes 18 seconds East a distance of 100.23 feet to the approximate centerline of Camp Branch; thence North 88 degrees 52 minutes 19 seconds West along said centerline a distance of 82.09 feet; thence North 57 degrees 59 minutes 30 seconds West along said centerline a distance of 104.10 to its intersection with the Southeasterly Right-of-Way line of State Highway # 25 (80 feet ROW); thence South 68 degrees 02 minutes 16 seconds West along said right-of-way line a distance of 1409.15 feet to its intersection with the Southeasterly right-of-way line of Norfolk Southern Railroad (100 feet ROW); thence South 36 degrees 50 minutes 07 seconds West along said Railroad right-of-way a distance of 1813.93 feet to the Point of Beginning.

Subject to:

02/23/2000-05687
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 161.50

Inst # 2000-05687

1. Right of Way to the State of Alabama as recorded in Deed Book 121, Page 789, in the Probate Court of Shelby County, Alabama.
2. Right of Way easement to Gulf States Paper Company as recorded in Instrument No. 1998-08297 in the Probate Court of Shelby County, Alabama.
3. Right of Way to Shelby County as recorded in Deed Book 233, page 801. in the Probate Court of Shelby County, Alabama.
4. 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. in the Probate Court of Shelby County, Alabama.
5. 100 foot right of way to Southern Railroad.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they 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 will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

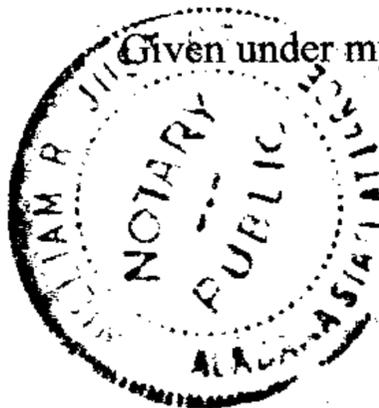
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 23rd day of February, 2000.

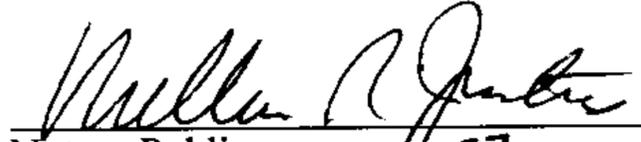

Bobby E. Holcombe

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby E. Holcombe, married, 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 23rd day of February, 2000.




Notary Public
02/23/2000-05687
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
161.50