

Send Tax Notices To:

Alabaster, L.L.C.  
2550 Heritage Court, N.W., Suite 206  
Atlanta, Georgia 30339  
Attention: Neill B. Faucett

STATE OF ALABAMA      )  
                            :  
SHELBY COUNTY      )

Inst. \* 2000-06896

03/03/2000-06896  
01-17 PM CERTIFIED  
SHELBY COUNTY JUDGE W. B. ROBBINS

### **WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS:** That the undersigned **JAMES M. DENNEY, being the same person as James Denny**, (the "Grantor") for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration, in hand paid by **ALABASTER, L.L.C.**, (the "Grantee"), to the Grantor, the receipt and sufficiency of which consideration are hereby acknowledged, the said Grantor do by these presents, grant, bargain, sell and convey unto the said Grantee the real estate described on Exhibit A attached hereto and incorporated herein, situated in Shelby County, Alabama, subject, however to the following:

1. Taxes for the year 2000 and subsequent years;
2. Easement to South Central Bell Telephone Company recorded in Real Book 114, Page 304 and Real Book 303, Page 747;
3. Permits to Alabama Power Company recorded in Deed Book 126, Page 170 and Deed Book 141, Page 422;
4. Right-of-Way granted to Shelby County recorded in Deed Book 216, Page 583;
5. Title to that portion of the property within any road right-of-ways;
6. 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 101, Page 302;
7. Conditions, limitations and release of damages concerning sinkholes as recorded in Real Book 101, Page 302;
8. Grant of Easement for ingress and egress as recorded in Inst. No. 1995-34952.

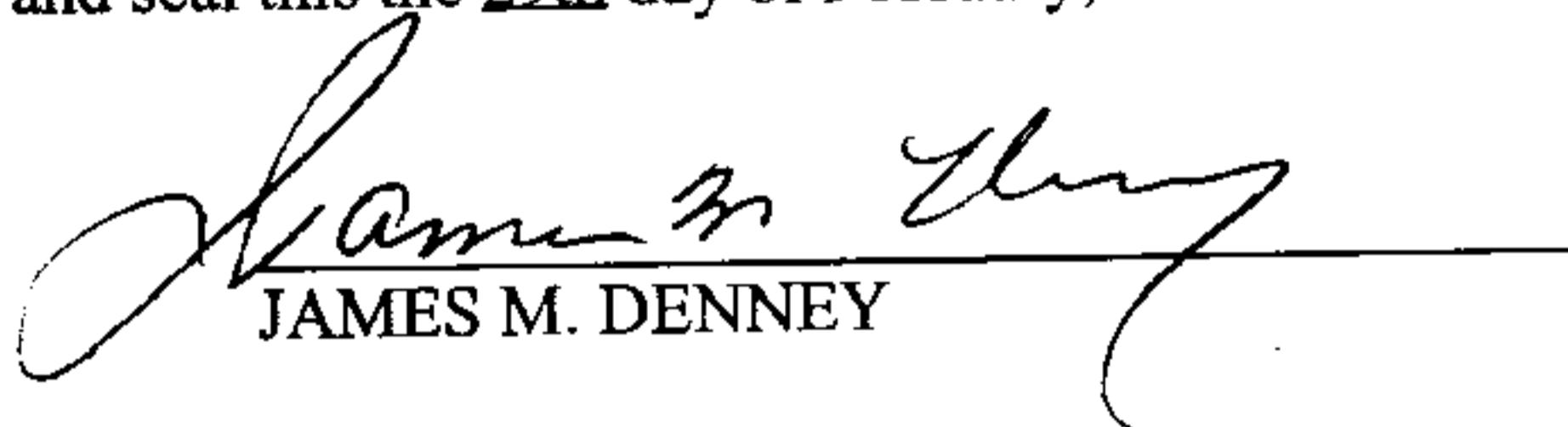
**TO HAVE AND TO HOLD** to said Grantee, its successors and assigns in fee simple

forever.

Grantor covenants with Grantee that he is lawfully seized in fee simple of said real estate; said real estate is free from all encumbrances except as aforesaid; that he has a good right to sell and convey said real estate to the Grantee and that he will warrant and defend such title to said real estate unto Grantee and its successors and assigns, forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

**No portion of said real estate is nor has ever been the homestead of the Grantor.**

**IN WITNESS WHEREOF**, the Grantor, who is, as an act of his own free will, being duly authorized, hereto sets his signature and seal this the 29th day of February, 2000.



JAMES M. DENNEY

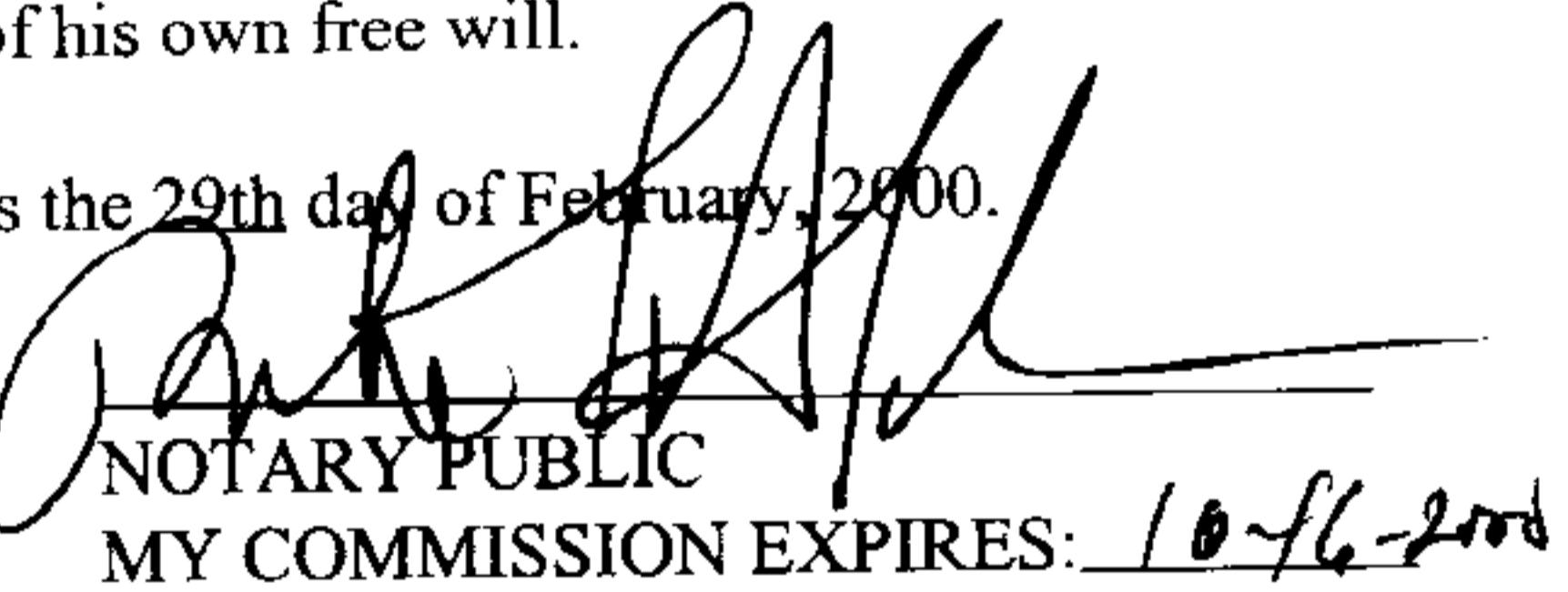
#### ACKNOWLEDGMENTS

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned Notary Public in and for said County in said State, hereby certify that **JAMES M. DENNEY**, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, of full capacity, executed the same voluntarily and of his own free will.

Given under my hand and official seal this the 29th day of February, 2000.

(NOTARY SEAL)



NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-16-2008

## EXHIBIT A

### LEGAL DESCRIPTION

#### **PARCEL I:**

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 90 degrees, 00 minutes, 00 seconds west along the north line of said Section 15 a distance of 2,006.79 feet to a point; thence run south 01 degrees, 37 minutes, 57 seconds east a distance of 65.23 feet to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence run south 01 degrees, 37 minutes, 57 seconds east along the west line of a twenty foot wide access easement a distance of 232.30 feet to a capped steel rebar corner; thence run south 83 degrees, 58 minutes, 15 seconds west a distance of 111.11 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 55 seconds east a distance of 160.00 feet to a capped steel rebar corner; thence run north 83 degrees, 58 minutes, 14 seconds east a distance of 111.10 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 57 seconds east along the same said west line of same said access easement a distance of 857.32 feet to a capped steel rebar corner on an existing fence line; thence run south 89 degrees, 09 minutes, 11 seconds west on, along and/or very near an existing wire fence a distance of 820.15 feet to a steel rebar corner; thence run north 01 degrees, 32 minutes, 09 seconds west along an existing fence line a distance of 859.68 feet to a steel rebar corner; thence run south 88 degrees, 41 minutes, 46 seconds east along and/or very near an existing fence line a distance of 249.95 feet to a steel rebar corner; thence run north 01 degrees, 32 minutes, 09 seconds west along an existing fence line a distance of 420.85 feet to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26; thence run South 88 degrees, 41 minutes, 17 seconds east along said right of way line a distance of 571.30 feet to the point of beginning.

#### **PARCEL II:**

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence north 90 degrees, 00 minutes, 00 seconds west along the north line of said section 15 a distance of 1,323.95 feet to a point; thence run south 01 degrees, 40 minutes, 56 seconds east a distance of 80.75 feet to a steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence run south 01 degrees, 31 minutes, 32 seconds east a distance of 1,235.68 feet to a capped steel rebar corner; thence run north 89 degrees, 52 minutes, 05 seconds west along an existing fence line a distance of 331.57 feet to a capped steel rebar corner; thence run north 01 degrees, 26 minutes, 05 seconds west a distance of 132.28 feet to a steel rebar corner; thence run south 89 degrees, 23 minutes, 42 seconds west a distance of 331.56 feet to a steel rebar corner in an asphalt surfaced access road; thence run north 01 degrees, 31 minutes, 57 seconds west along the easterly line of said asphalt surfaced access road a distance of 670.04 feet to a capped steel rebar corner; thence run north 87 degrees, 53 minutes, 18 seconds east a distance of 331.19 feet to a two (2") inch open top pipe corner, thence run north 01 degrees, 33 minutes, 54 seconds west a distance of 303.34 feet to a capped steel rebar corner; thence run north 88 degrees, 18 minutes, 09 seconds east a distance of 117.39 feet to capped

steel rebar corner; thence run north 01 degrees, 48 minutes, 16 seconds west a distance of 121.89 feet to a P.K. nail corner in asphalt on the south right of way line of same said Highway 26; thence run south 88 degrees, 43 minutes, 36 seconds east along said right of way line a distance of 215.31 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE

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