

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203

SEND TAX NOTICE TO:
Wayne Horton
P.O. Box 379
Shelby, AL 35143

2000-08368

Inst

03/16/2000-08368
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 WFS 544.36

CORPORATION WARRANTY DEED

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

That in consideration of Five Hundred Twenty-three Thousand Five Hundred and no/100, (\$523,500.00), DOLLARS, in hand paid to the undersigned Shelby Springs Stock Farm, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Wayne Horton, (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 GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 1998.
2. Right of Way to State of Alabama as recorded in Deed Book 131, Page 789.
3. Right of Way to Gulf States Paper Company as recorded in Instrument No. 1998-08297.
4. Right of Way to Shelby County as recorded in Deed Book 233, Page 801.
5. 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.
6. 100 foot right of way to Southern Railroad.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And said Shelby Springs Stock Farm, Inc., a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Shelby Springs Stock Farm, Inc., a corporation by its President, John G. Reamer, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this 9th day of September, 1998.

ATTEST:

SHELBY SPRINGS STOCK FARM, INC.


BY:
ITS: SECRETARY


BY: John G. Reamer, Jr.
ITS: President

(SEAL)

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 President of Shelby Springs Stock Farm, 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 official seal this 9th day of September, 1998.



NOTARY PUBLIC
My commission expires:

PARCEL D

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 2 WEST AND THE SOUTH HALF OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO SHELBY SPRINGS STOCK FARM, INC., RECORDED IN DEED BOOK 207 AT PAGE 308, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE N 88°46'09" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 1329.28 FEET TO THE NORTHWEST CORNER OF SAID SIXTEENTH SECTION;

THENCE S 00°04'09" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 2888.24 FEET TO A 3/4" BAR FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE S 88°58'09" E, ALONG THE SOUTH LINE OF SECTION 1, A DISTANCE OF 19.53 FEET TO THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 42;

THENCE N 81°46'52" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1056.03 FEET TO A CONCRETE RIGHT-OF-WAY MARKER, FOUND;

THENCE N 28°13'08" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 81°46'52" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 170.60 FEET TO A CONCRETE RIGHT-OF-WAY MARKER, FOUND;

THENCE ALONG A CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 1014.95 FEET AND A CHORD BEARING OF N 89°39'45" E, AND ARC LENGTH OF 987.80 FEET TO POINT;

THENCE S 27°32'47" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A POINT;

THENCE ALONG A CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 994.95 FEET AND A CHORD BEARING OF S 37°51'10" E, AND ARC LENGTH OF 159.83 FEET TO POINT;

THENCE S 53°15'09" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 151.55 FEET TO A POINT;

THENCE N 81°44'51" E, ALONG THE RIGHT-OF-WAY FLARE BETWEEN HIGHWAYS 25 AND 42, A DISTANCE OF 99.00 FEET TO A POINT;

THENCE N 38°44'53" E, ALONG THE NORTHEAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 25, A DISTANCE OF 1082.35 FEET TO A CONCRETE RIGHT-OF-WAY MARKER, FOUND;

THENCE ALONG A CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 1474.83 FEET AN ARC LENGTH OF 804.82 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT, FOUND;

THENCE N 88°00'40" E, ALONG THE NORTHEAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 25, A DISTANCE OF 217.09 FEET TO A THE NORTHWEST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD;

THENCE N 38°45'38" E, ALONG THE NORTHWEST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD, A DISTANCE OF 218.82 FEET TO A POINT;

THENCE ALONG A CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 6680.00 FEET AN ARC LENGTH OF 819.23 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SECTION 8;

THENCE N 88°29'15" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, A DISTANCE OF 3491.64 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 172.55 ACRES OF LAND.

Commence at the SW corner of said Section 8; thence N 88d 28' 33" E along the south line of the SW 1/4 of said Section 8 a distance of 570.87'; thence N 1d 31' 27" W a distance of 684.08' to a point lying on the northerly ROW line of Shelby County Hwy #42 (80' ROW) and the POINT OF BEGINNING; thence N 38d 50' 49" E a distance of 810.71'; thence S 83d 09' 11" E a distance of 564.00' to the northwesterly ROW line of State Hwy #25 (80' ROW); thence S 38d 50' 49" W along said ROW line a distance of 899.88'; thence S 82d 03' 06" W a distance of 100.47' to a point lying on the northerly ROW line of aforesaid Shelby County Hwy #42; thence N 53d 16' 10" W along said ROW line a distance of 151.55' to the beginning of a curve to the left having a radius of 994.95, a central angle of 8d 12' 15" and subtended by a chord which bears N 87d 52' 18" W a chord distance of 159.66'; thence along the arc of said curve and said ROW line a distance of 159.63' to the end of said curve; thence N 27d 31' 35" E along a line radial to aforesaid curve and along said ROW line a distance of 20.00' to the beginning of a curve to the left having a radius of 1014.95, a central angle of 10d 26' 30" and subtended by a chord which bears N 87d 41' 11" W a distance of 184.71'; thence along the arc of said curve and said ROW line a distance of 184.97' to the POINT OF BEGINNING. Containing 10.00 acres, more or less.

PARCEL J

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO SHELBY SPRINGS STOCK FARM, INC., RECORDED IN DEED BOOK 207 AT PAGE 305, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPL9 18183", AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE S 01°38'21" E, ALONG THE WEST LINE OF SECTION 7, A DISTANCE OF 144.20 FEET TO THE NORTHWEST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD;

THENCE N 38°45'36" E, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 2084.87 FEET TO THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 42, AND THE POINT OF BEGINNING;

THENCE N 53°23'54" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 175.75 FEET TO A POINT;

THENCE N 08°23'54" W, ALONG THE RIGHT-OF-WAY FLARE BETWEEN HIGHWAYS 25 AND 42, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 25;

THENCE N 38°44'53" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1082.16 FEET TO A POINT;

THENCE ALONG A CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 1384.63 FEET AND AN ARC LENGTH OF 780.97 FEET TO THE INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD;

THENCE S 38°45'36" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1948.81 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 9.81 ACRES OF LAND.

PARCEL L

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO SHELBY SPRINGS STOCK FARM, INC., RECORDED IN DEED BOOK 207 AT PAGE 303, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N 88°29'15" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, A DISTANCE OF 3000.26 FEET, TO THE SOUTHEAST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD, AND THE POINT OF BEGINNING;

THENCE N 88°29'15" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, A DISTANCE OF 294.35 FEET TO THE CENTER OF CAMP BRANCH;

THENCE S 48°22'27" E, ALONG THE CENTER OF CAMP BRANCH, A DISTANCE OF 488.25 FEET TO A POINT;

THENCE S 58°48'28" E, ALONG THE CENTER OF CAMP BRANCH, A DISTANCE OF 43.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 25;

THENCE S 88°00'40" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1258.00 FEET TO THE INTERSECTION WITH THE SOUTHEAST RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILROAD;

THENCE N 38°45'36" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 84.14 FEET TO A POINT;

THENCE ALONG A CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 8780.00 FEET AND AN ARC LENGTH OF 891.89 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 8.49 ACRES OF LAND.

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09:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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