

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Silverado Investment Co., Inc.
35907 U. S. Hwy 280
Sylacauga, AL 35150

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Fifty Three Thousand Eight Hundred Ninety-Two and No/100 Dollars (\$153,892.00) and other good and valuable consideration, to the undersigned Kent Farms, an Alabama General Partnership (herein referred to as Grantor), in hand paid by Silverado Investment Co., Inc. (herein referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 deg. 48 min. 58 sec. East along the said South line of said Section 11 a distance of 1,312.15 feet to a point; thence run North 24 deg. 26 min. 03 sec. East a distance of 1,267.80 feet to a point; thence run North 66 deg. 12 min. 41 sec. west a distance of 275.07 feet to a point; thence run North 23 deg. 47 min. 19 sec. East a distance of 25.0 feet to a rebar corner; thence run North 23 deg. 47 min. 19 sec. East a distance of 200.75 feet to a rebar corner and the point of beginning of the parcel being described; thence run North 21 deg. 49 min. 51 sec. East a distance of 358.14 feet to a point in the centerline of Buck Creek; thence run South 57 deg. 41 min. 14 sec. East along the centerline of said creek a distance of 180.38 feet to a point; thence run South 79 deg. 24 min. 31 sec. East along the centerline of said creek a distance of 100.36 feet to a point on the Westerly margin of Alabama Highway No. 119; thence run Southerly along the arc of a highway curve to the right having a central angle of 04 deg. 10 min. 52 sec. and a radius of 4,660 feet an arc distance of 340.07 feet to a point on the arc of a cul-de-sac curve to the left having a central angle of 183 deg. 35 min. 43 sec. and a radius of 50.0 feet; thence run Northerly and Westerly along the arc of said cul-de-sac curve an arc distance of 160.22 feet to a rebar corner; thence run North 68 deg. 18 min. 53 sec. West a distance of 194.35 feet to a point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress and egress to and from the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119, as shown on the survey by S. M. Allen dated 03/14/00 and 02/25/00 of Parcels 4, 5 & 6 (drawing attached as Exhibit A).

SUBJECT TO: (1) Current taxes; (2) Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed Book 112, at Page 281, in Probate Office; (3) Easement to City of Alabaster as shown by instrument recorded in Instrument No. 1996-33520 in Probate Office; (4) Easement(s) to AT&T Co., as shown by instrument recorded in Deed Book 213, at Page 992, in Probate Office; (5) Rights of others to use of the 50 foot proposed future street easement set out herein; (6) Sanitary sewer easement across the Northerly line as shown on the survey of S. M. Allen dated February 25, 2000.

\$153,892.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all

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SHELBY COUNTY CLERK OF PROBATE

encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 30th day of March, 2000.

WITNESS:



KENT FARMS, an Alabama General Partnership

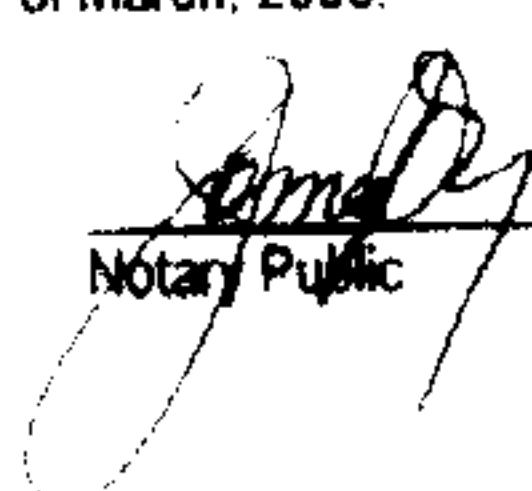
By: Douglas M. Kent II
Douglas M. Kent, II, as Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Kent, II, as Partner of Kent Farms, an Alabama general partnership, 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, in his capacity as such Partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of March, 2000.

My Commission Expires: 7/14/2003


Notary Public

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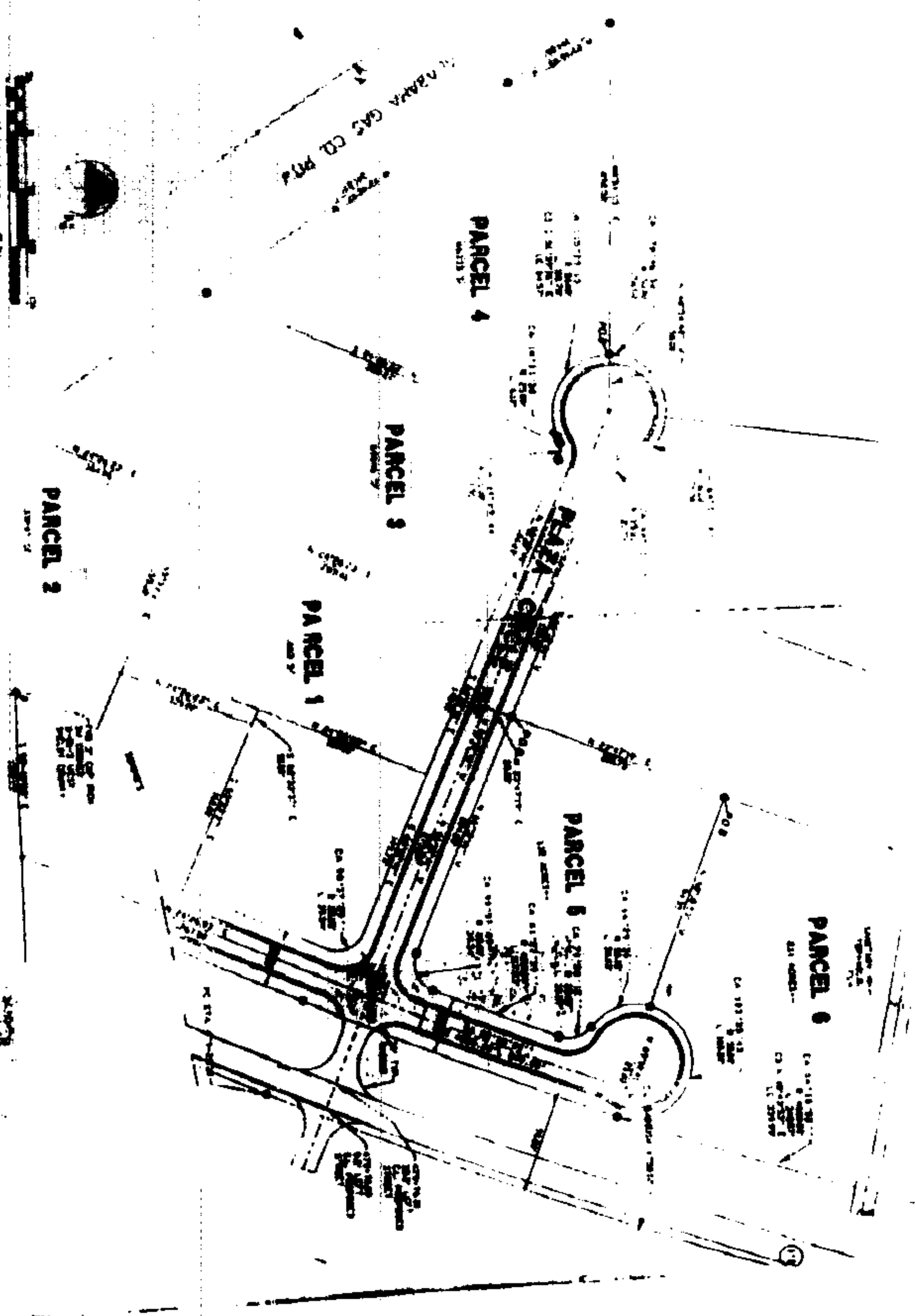


Exhibit A

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