

SEND TAX NOTICE TO:

3500

(Name) Birch Creek Development Co., Inc.

(Address) 1101 Dunnavant Valley Road  
Birmingham, AL 35242

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 1101 Dunnavant Valley Road, Birmingham, AL 35242

Form 1-1-87 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred dollars, and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I ~~or we~~, James T. Cochran and wife, Rita T. Cochran,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Birch Creek Development Company, Inc., an Alabama corporation

(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 in the SW ¼ of the NE ¼ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the northwest corner of the NE ¼ of the NE ¼ of said Section 16; thence run east along the north ¼ - ¼ line 68.61 feet to an iron on the southeasterly right-of-way of Shelby County Highway #41 (aka Dunnavant Road); thence turn right 124 degrees 15 minutes 35 seconds and run southwest 1761.72 feet to a point on the southeasterly right-of-way of said Highway #41 and the point of beginning.

Thence turn left 83 degrees 01 minutes 22 seconds and run southeasterly 562.41 feet to a point on the west side of Ivy Branch (aka Shoal Creek, aka North Fork of Yellowleaf Creek); thence run southerly along the meander of said creek the following described courses:

Turn right 121 degrees 58 minutes 47 seconds a distance of 46.86 feet;

Turn left 21 degrees 44 minutes 23 seconds a distance of 40.00 feet;

Turn right 16 degrees 45 minutes 29 seconds a distance of 87.14 feet;

Turn left 21 degrees 06 minutes 04 seconds a distance of 131.65 feet;

Turn right 25 degrees 21 minutes 55 seconds a distance of 81.79 feet;

Thence turn right 58 degrees 44 minutes 15 seconds and run northwesterly 428.00 feet to a point on a curve having a delta angle of 03 degrees 09 minutes 01 seconds and a radius of 6506.74 feet on the easterly right-of-way of Shelby County Highway #41;

Thence turn right 90 degrees 27 minutes 41 seconds to tangent of said curve and run northerly along the arc of said counterclockwise curve along said right-of-way 357.76 feet to the point of beginning

Situated in Shelby County, Alabama.

its successors

TO HAVE AND TO HOLD to the said grantee, ~~and assigns forever.~~ and assigns forever.

its successors

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, ~~that I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators~~ and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, ~~that I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators~~ and assigns forever, against the lawful claims of all persons.

its successors

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this with day of October, 1999.

(Seal)

James T. Cochran

(Seal)

(Seal)

Rita T. Cochran

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that James T. Cochran and wife, Rita T. Cochran whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of Oct, A. D., 1999

My Commission Expires

Notary Public