

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:

J. Harris Development Corporation
~~100 First Ala. Bank Drive~~
~~100 First Ala. Bank Drive~~ Suite A
Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor, Shelby Forest Estates, L.L.C. (hereinafter sometimes referred to as "Grantor"), in hand paid by J. Harris Development Corporation (hereinafter sometimes referred to as "Grantee"), the receipt whereof is 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 tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the SE corner of said 1/4-1/4 Section; thence run in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 88.71 feet to a point at the SE corner of Lot 17, Shelby Forest Estates, 1st Sector, Phase II, as recorded in Map Book 24, at Page 81, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 30 degrees 39 minutes 53 seconds and run in a Northwesterly direction along the Northeast line of said Lot 17 for a distance of 256.20 feet to a point on the Northeast right-of-way of Shelby Forest Drive as recorded in Shelby Forest Estates, 1st Sector, Phase II, said point also being a curve to the left having a radius of 55.00 feet and a central angle of 152 degrees, 39 minutes, 46 seconds; thence run in a Northwesterly to Southwesterly direction along the arc of said curve and also along said right-of-way for a distance of 146.55 feet to a point on a curve to the right having a central angle of 52 degrees, 38 minutes, 34 seconds and a radius of 25.00 feet; thence run along the arc of said curve and along the said right-of-way in a Southwesterly direction for a distance of 22.97 feet to point at the Southeast corner of Lot 20-A as recorded in a Resurvey of Lot 20 and a Park Shelby Forest Estates 1st Sector, Phase II, in Map Book 25, on Page 62, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right from the chord of said curve of 133 degrees, 58 minutes, 52 seconds and run in a Northeasterly direction along the East line of said Lot 20-A for a distance of 181.85 feet to a point at the Northeast corner of said Lot 20-A and also at the Southwest corner of Lot 37 as recorded in Shelby Forest Estates, 2nd Sector, in Map Book 23, on Page 24 A&B, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 105 degrees 32 minutes, 29 seconds and run Southeasterly along the Southwest line of said Lot 37 for a distance of 158.68 feet to a point on the Southwest line of said Lot 37; thence turn an angle to the left of 32 degrees, 59 minutes, 54 seconds and run in a Northeasterly direction along the Southwest line of Lot 37 for a distance of 90.43 feet to a point; thence turn an angle to the left of 10 degrees, 49 minutes, 31 seconds and run in a Southeasterly direction along the South line of said Lot 37 for a distance of 118.99 feet to a point at the

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Southeast corner of Lot 37, thence turn an angle to the right of 80 degrees, 07 minutes, 17 seconds and run in a Southerly direction along the East line of said 1/4 - 1/4 Section for a distance of 164.85 feet to the point of beginning.

Said parcel is one and the same as that marked "Park" on a Resurvey of Lot 20 and a park Shelby Forest Estates, 1st Sector, Phase II, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 25, at Page 62.

SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

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

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it 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 caused this instrument to be executed on this the 7th day of June, 1999.

WITNESSES:

SHELBY FOREST ESTATES, L.L.C.

Jackie Davis

By:

Kenneth B. Weygand
Kenneth B. Weygand
As Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth B. Weygand whose name as Manager of Shelby Forest Estates, L.L.C., an Alabama limited liability company, 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 Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 7th of June, 1999.

James T. Peterson
Notary Public

My commission expires: 1-18-2001

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