

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124



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Shelby Cnty Judge of Probate, AL
07/14/2000 13:17:42 FILED/CERTIFIED

Inst # 2000-23746

\$340,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Richard Nixon Perkins and Joan H. Perkins, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto J. Harris Development Corporation, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description which is incorporated by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$850,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 100 First Alabama Bank Drive, Ste A
Pelham, Alabama 35124

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

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J. R. HOLLIMAN

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 11th day of July, 2000.

X Richard Nixon Perkins
Richard Nixon Perkins

X Joan H. Perkins
Joan H. Perkins

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard Nixon Perkins and Joan H. Perkins, husband and wife, 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 the 11th day of July, 2000.

[Signature]
Notary Public

My Commission Expires:

8/29/02

EXHIBIT "A"

PARCEL I:

Commencing at the SE corner of the SE 1/4 of NW 1/4, Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89°53'40" West along the South line of said NW 1/4 section for 1302.23 feet to the SW corner of said NW 1/4 section; thence North 8°05'30" West along the West line of said NW 1/4 section for 1191.37 feet to the NW corner of said NW 1/4 section; thence South 89°53'40" East along the North line of said NW 1/4 section for 1447.77 feet to the point of beginning; thence South 89°53'40" East for 1083.20 feet to a point on the 337 contour of Lay Lake; thence South 22°08'15" East along said contour line for 463.42 feet to a point; thence South 49°07'13" West for 328.21 feet to a point; thence South 74°01'21" West for 278.87 feet to a point; thence South 05°48'25" West for 583.22 feet to a point on the North R.O.W. of a public road, said road having 25 feet R.O.W.; thence South 80°45'25" West along the North R.O.W. of said road for 157.75 feet to a point; thence North 10°12'18" West for 1387.38 feet back to the point of beginning.

Being in and a part of the SW 1/4 of NE 1/4 and NW 1/4 of SE 1/4, Section 16, Township 21 South, Range 1 East, Shelby County, Alabama;

TOGETHER WITH a non-exclusive 30 foot easement for ingress, egress and utilities, running with the land described as follows:

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East and run North 89°53'40" East along NW line 1253.17 feet; thence South 8°23'18" East and run 1427.77 feet to the centerline of an existing road and the point of beginning of said easement lying 40 feet each side of the following described line; thence North 80°36'43" East and run 398.15 feet to the end of said easement.

PARCEL II:

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed South 89°53'40" East along the North boundary of the Southeast 1/4 of the Northwest 1/4 and along the North boundary of the Southwest 1/4 of the Northwest 1/4 of Section 16 for a distance of 1154.66 feet to the point of beginning (set 1/4" rebar); from this beginning point continue South 89°53'40" East along the South boundary of the Northwest 1/4 of the Northwest 1/4 of Section 16 for a distance of 349.0 feet to a capped rebar in place, said point being located on the pool elevation of Lay Lake; thence proceed Northwest along said pool elevation of Lay Lake for a chord bearing and distance of North 47°49'15" West, 232.78 feet; thence proceed Southwesterly along the said pool elevation for a chord bearing and distance of South 82°33'17" West, 122.33 feet; thence proceed Southwesterly along the said pool elevation for a chord bearing and distance of South 15°12'54" West, 125.55 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama.

Ru P
J. A. P.

7-11-00

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