

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
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Send Tax Notice To:

Inst # 2000-24498

WARRANTY DEED

07/20/2000-24498
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, JAMES CARDEN, a married man and WILLIAM M. SCHROEDER, a married man herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Shelby Golf Company, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

The Property conveyed herein is not the homestead of either of the Grantors or their spouses.

The property conveyed herein shall only be used for residential or golf course use. This restriction may be removed by the Grantors herein or their heirs.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 17 day of JULY, 2000.


WILLIAM M. SCHROEDER


JAMES CARDEN

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that William M. Schroeder and James Carden, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of JULY, 2000.


Notary Public

My Commission Exp. 3-1-02

EXHIBIT 'A'
CARDEN & SCHWEDER TO
SHELBY GOLF COMPANY, LLC

Commence at the Southeast Corner of Fractional Section 22, Township 22 South, Range 2 West;
thence N00°15'04"E along the East Line of said Section a distance of 412.50 feet; thence S89°41'16"W, a distance of 144.75 feet; thence S89°41'24"W, a distance of 135.01 feet; thence S89°43'30"W, a distance of 135.03 feet; thence N89°51'28"W, a distance of 134.94 feet; thence N00°08'32"E, a distance of 200.19 feet to a point lying on the Southerly Right-Of-Way Line of Dogwood Drive (60' R.O.W.), said point also lying on a curve to the right having a central angle of 02°03'41", a radius of 406.63 feet and subtended by a chord which bears S89°33'36"W a chord distance of 14.63 feet; thence along said curve and said R.O.W. Line a distance of 14.63 feet; thence N89°51'27"W and continuing along said R.O.W. Line a distance of 45.26 feet; thence S00°10'56"W and leaving said R.O.W. Line a distance of 200.00 feet; thence N89°49'11"W, a distance of 137.79 feet; thence N89°48'17"W, a distance of 236.49 feet; thence N00°09'49"E, a distance of 199.79 feet to a point lying on the Southerly R.O.W. Line of Dogwood Drive (50' R.O.W.); thence N89°50'00"W along said R.O.W. Line a distance of 433.23 feet to its end, said point also being the beginning of the Southerly R.O.W. Line of an Unnamed 40' R.O.W.; thence continuing along the last described course along said R.O.W. Line a distance of 40.00 feet to a point lying on the Westerly R.O.W. Line of said Unnamed 40' R.O.W.; thence N00°25'31"W along said Westerly R.O.W. Line a distance of 1,396.21 feet; thence N44°13'01"W and continuing along said R.O.W. Line a distance of 225.95 feet; thence S63°53'00"W and leaving said R.O.W. Line a distance of 246.67 feet; thence S16°19'05"W, a distance of 793.61 feet; thence S52°13'04"W, a distance of 312.16 feet to the POINT OF BEGINNING;
thence N00°10'03"E, a distance of 212.03 feet; thence N00°20'20"E, a distance of 188.03 feet; thence N89°43'56"W, a distance of 20.24 feet to the beginning of a curve to the right having a central angle of 132°27'24", a radius of 198.33 feet and subtended by a chord which bears N77°46'46"W a chord distance of 363.00 feet; thence along said curve a distance of 458.49 feet to its end; thence S00°46'53"E, a distance of 132.57 feet to the beginning of a curve to the left having a central angle of 76°34'42", a radius of 258.33 feet and subtended by a chord which bears S80°06'51"E a chord distance of 320.13 feet; thence along said curve a distance of 345.26 feet to its end; thence S00°34'53"W, a distance of 468.13 feet; thence N87°52'08"W, a distance of 703.51 feet to a point lying on the Easterly Right-Of-Way Line of Interstate 65 (Variable R.O.W.); thence S01°36'08"W along said R.O.W. Line a distance of 762.00 feet; thence S02°09'33"W and continuing along said R.O.W. Line a distance of 103.19 feet; thence S06°47'09"E and continuing along said R.O.W. Line a distance of 128.51 feet; thence N88°05'15"E and leaving said R.O.W. Line a distance of 770.36 feet; thence N00°12'07"E, a distance of 1,119.18 feet to the POINT OF BEGINNING.

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