

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

Inst # 2000-24499

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

07/20/2000-24499
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-seven Thousand No/100 Dollars (\$77,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, WILLIAM M. SCHROEDER, SR. AND WIFE, DOROTHY D. SCHROEDER 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 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.

17 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of JULY, ~~1999~~ 2000.

William M. Schroeder Sr.
WILLIAM M. SCHROEDER, SR.

Dorothy D. Schroeder
DOROTHY D. SCHROEDER

STATE OF ALABAMA)
Jeffrey COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that William M. Schroeder, SR and Dorothy D. Schroeder, whose names is/are signed to the foregoing conveyance, and who is./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.

Jeffrey
Notary Public

My Commission Exp. 3-1-02

EXHIBIT 'A'
SITE PLAN TO SHELBY GOLF COMPANY, LLC

~~ABANDONED~~
Commence at the Southwest Corner of Fractional Section 23, Township 22 South, Range 2 West, said point also being the POINT OF BEGINNING; thence N00°15'04"E along the West Line of said Section a distance of 500.66 feet; thence S86°58'38"E, a distance of 96.52 feet; thence N46°03'25"E, a distance of 90.56 feet; thence N25°40'01"W, a distance of 139.54 feet to a point lying on the Southerly Right-Of-Way Line of Dogwood Drive (60' R.O.W.), said point also being the beginning of a curve to the left having a central angle of 10°16'37", a radius of 338.56 feet and subtended by a chord which bears N63°47'13"E a chord distance of 60.64 feet; thence along said curve and R.O.W. Line a distance of 60.73' to the end of said curve; thence S25°05'35"E and leaving said R.O.W. Line a distance of 139.54 feet; thence N60°54'25"E, a distance of 171.14 feet; thence N43°05'53"E, a distance of 115.97 feet; thence N43°05'51"E, a distance of 124.90 feet; thence N42°49'30"E, a distance of 138.92 feet; thence N44°19'41"E, a distance of 88.00 feet; thence continue northeasterly along said line, a distance of 181.95 feet; thence N50°12'28"E, a distance of 115.94 feet; thence N50°15'00"E, a distance of 111.05 feet; thence N50°16'31"E, a distance of 43.98 feet; thence N40°25'13"E, a distance of 105.03 feet; thence N30°22'01"E, a distance of 147.99 feet; thence N30°22'47"E, a distance of 121.83 feet to a point lying on the Southwesterly R.O.W. Line of Shelby County Road No. 306 (80' R.O.W.); thence S50°40'21"E along said R.O.W. Line a distance of 130.02 feet; thence S00°04'37"W and leaving said R.O.W. Line a distance of 265.09 feet; thence S46°05'50"W, a distance of 1,841.93 feet to the POINT OF BEGINNING.

ALSO:

Lots 30 and 31, according to the Map of Country View Estates, Phase I, as recorded in Map Book 10 page 10 in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

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