

This Instrument Prepared By:
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1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

WARRANTY DEED

11/27/2000-40676
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 920.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Meadow Lake Farms, LLC, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Michael E. Stephens, (herein referred to as Grantee, whether one more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Tracts 8, 10, 11 and 12 according to the survey of Meadow Lake Farms, as recorded in Map Book 27, Page 101 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Tracts 8, 10, 11 and 12 are further more particularly described by metes and bounds as set forth on Exhibit A attached hereto and incorporated by reference herein. This conveyance is together with (i) the non-exclusive easements for ingress, egress, utilities and drainage; the non-exclusive recreational easement; and the non-exclusive easement for the use of the Lake, all as created pursuant to the Record Map and Survey of Meadow Lake Farms as recorded in Map Book 27, Page 101 in the Probate Office of Shelby County, Alabama, and/or that certain Declaration of Restrictive Covenants for Meadow Lake Farms as recorded in said probate office in Inst. No. 2000-39333 as amended in Inst. No. 2000-39334; and (ii) Easement granted in deed from Grantor herein to Meadow Lake Farms Homeowners Association, Inc recorded in Inst# 2000- 40675; and (iii) Easement granted in deed from James E. Brewer and wife, Jan M. Brewer to Meadow Lake farms Homeowners Association, Inc recorded in Inst# 2000- 40674. LESS AND EXCEPT any portion of Tracts 8, 10, 11 and 12 located within Meadow Lake Drive or Meadow Lake Circle.

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Declaration of Restrictive Covenants of Meadow Lake Farms as recorded in Inst. No. 2000-39333 in the Probate Office of Shelby County, Alabama as amended in Inst. No. 2000-39334; (3) Articles of Incorporation of Meadow Lake Farms Home Owners Association, Inc., as recorded in Inst. No. 2000-39335 in the Probate Office of Shelby County, Alabama together with the Bylaws of said Corporation as they currently exist and are from time to time amended; (4) Mineral and mining rights not owned by the Grantor, it being the intention of Grantor to convey all mineral and mining rights which are owned by Grantor, but without warranty. (5) Building setback lines and easements as shown by recorded map and any restrictions contained thereon. (6) Rights of others to use the Lake pursuant to the aforesaid Declaration. (7) Rights of others to use access easement as shown by recorded map pursuant to the aforesaid Declaration and as set out in Deed from Grantor herein to Meadow Lake Farms Homeowners Association, Inc recorded in Inst# 2000- 40675 and Deed from James E. Brewer and wife, Jan M. Brewer to Meadow Lake Farms Homeowners Association, Inc recorded in Inst# 2000- 40674.

Grantor represents and warrants that there are not assessments owing Shelco Emergency and Fire District.

This Deed is executed as required by the Articles of Organization of Grantor. In as much as Grantor is an Alabama limited liability company comprised of only one member (Randall H. Goggans) there is no Operating Agreement for the Grantor. Randall H. Goggans represents and warrants that he has full power and authority as the sole member of the Grantor to execute this conveyance.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And Grantor does for itself and its successors and assigns, covenant with said Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this the 27 day of NOVEMBER, 2000.

Meadow Lake Farms, LLC

By: Randall H. Goggans

Its: Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as member of Meadow Lake Farms, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 27 day of NOVEMBER, 2000.

Notary Public

My Commission Expires: 3.1.02

EXHIBIT 'A'
MEADOW LAKE FARMS LLC TO STEPHENS

METES AND BOUNDS DESCRIPTIONS OF
TRACTS 8, 10, 11 AND 12

Inst # 2000-40676

11/27/2000-40676
12:12 PM CERTIFIED

TRACT 8

SHELBY COUNTY JUDGE OF PROBATE

002 NEL 920.00

COMMENCE at the NW Corner of Section 11, Township 22 South, Range 2 West; thence S01°07'06"W, along the West Line of the NW 1/4 of the NW 1/4 of said Section 11 a distance of 1,317.72 feet; thence, leaving said West Line, S88°18'07"E a distance of 2,524.64 feet; thence N00°07'28"W, a distance of 487.31 feet; thence N41°39'03"W, a distance of 162.37 feet to the POINT OF BEGINNING; thence continue northwesterly along last described course a distance of 1,043.29 feet to the center of a 50' Radius Circle Easement, said point also being the beginning of a 60' Ingress\Egress, Utilities and Drainage Easement lying either side of and parallel to the following described centerline; thence N06°02'44"W, along said Centerline a distance of 327.49 feet; thence, leaving said Centerline N85°09'30"E, a distance of 707.23 feet; thence S75°29'53"E, a distance of 579.79 feet; thence S17°29'32"W, a distance of 538.13 feet; thence S36°37'12"W, a distance of 631.05 feet to the POINT OF BEGINNING. ~~Said parcel of land contains 24.19 acres, more or less.~~

TRACT 10

45' COMMENCE at the NW Corner of Section 11, Township 22 South, Range 2 West; thence S01°07'06"W, along the West Line of the NW 1/4 of the NW 1/4 of said Section 11 a distance of 1,317.72 feet; thence, leaving said West Line S88°18'07"E, a distance of 3,803.54 feet; thence N00°00'06"E, a distance of 1,286.12 feet; thence N00°21'08"W, a distance of 1,580.29 feet to the POINT OF BEGINNING; thence continue northerly along last described course a distance of 1,144.47 feet; thence N89°18'23"W, a distance of 332.57 feet; thence N89°19'57"W, a distance of 331.32 feet; thence N89°11'08"W, a distance of 650.75 feet; thence S82°49'06"W, a distance of 13.61 feet; thence S00°21'08"E, a distance of 264.00 feet; thence S50°18'54"E, a distance of 418.48 feet; thence S46°02'43"W, a distance of 618.59 feet to a point lying on the Centerline of a 45' Ingress\Egress, Utilities and Drainage Easement, said point also lying on a curve to the right having a radius of 315.00', a central angle of 36°18'58", and subtended by a chord which bears S75°58'20"E, a chord distance of 196.33'; thence easterly along the arc of said curve and along said Centerline a distance of 199.66 feet; thence S57°48'51"E, along said Centerline a distance of 152.82 feet to the beginning of a curve to the left having a radius of 200.00 feet, a central angle of 31°02'26", and subtended by a chord which bears S73°20'04"E, a chord distance of 107.03'; thence easterly along the arc of said curve, and along said Centerline a distance of 108.35 feet; thence S88°51'17"E, along said Centerline a distance of 186.43 feet; thence S79°54'33"E, along said Centerline a distance of 146.03 feet; thence S27°34'04"E, along said Centerline a distance of 110.59 feet; thence S34°38'38"E, along said Centerline a distance of 305.91 feet; thence, leaving said Centerline N42°25'38"E, a distance of 459.81 feet; thence East, a distance of 168.90 feet to the POINT OF BEGINNING. ~~Said parcel of land contains 24.19 acres, more or less.~~

TRACT 11

COMMENCE at the NW Corner of Section 11, Township 22 South, Range 2 West; thence S01°07'06"W, along the West Line of the NW 1/4 of the NW 1/4 of said Section 11 a distance of 1,317.72 feet; thence, leaving said West Line S88°18'07"E, a distance of 3,803.54 feet; thence N00°00'06"E, a distance of 894.42 feet to the POINT OF BEGINNING; thence continue northerly along last described course a distance of 391.70 feet; thence N00°21'08"W, a distance of 1,580.29 feet; thence West, a distance of 168.90 feet; thence S42°25'38"W, a distance of 459.81 feet; thence S34°26'37"W, a distance of 335.49 feet; thence S16°16'57"W, a distance of 608.45 feet; thence S17°29'32"W, a distance of 538.13 feet; thence S64°14'56"E, a distance of 187.99 feet; thence S29°49'03"E, a distance of 203.90 feet; thence S89°59'54"E, a distance of 740.20 feet to the POINT OF BEGINNING. ~~Said parcel of land contains 22.28 acres, more or less.~~

TRACT 12

COMMENCE at the NW Corner of Section 11, Township 22 South, Range 2 West; thence S01°07'06"W, along the West Line of the NW 1/4 of the NW 1/4 of said Section 11 a distance of 1,317.72 feet; thence, leaving said West Line S88°18'07"E, a distance of 2,524.64 feet to the POINT OF BEGINNING; thence continue easterly along last described course a distance of 1,278.90 feet; thence N00°00'06"E, a distance of 894.42 feet; thence N89°59'54"W, a distance of 740.20 feet; thence N29°49'03"W, a distance of 203.90 feet; thence N64°14'56"W, a distance of 187.99 feet; thence S36°37'12"W, a distance of 631.05 feet; thence S41°39'03"E, a distance of 162.37 feet; thence S00°07'28"E, a distance of 487.31 feet to the POINT OF BEGINNING. ~~Said parcel of land contains 27.57 acres, more or less.~~