

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
BNR Group

4536 Swallow Place  
Birmingham, AL 35213

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Fourteen Thousand Two Hundred Forty and 00/100 (\$314,240.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **J. Frank Wyatt, Jr. and Rosemary B. Wyatt, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **BNR Group, an Alabama Partnership** (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

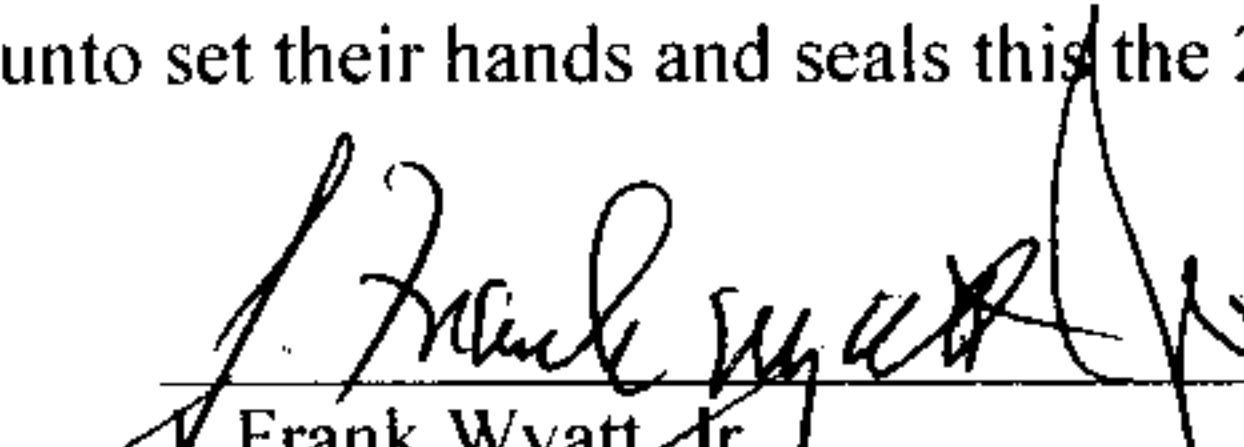
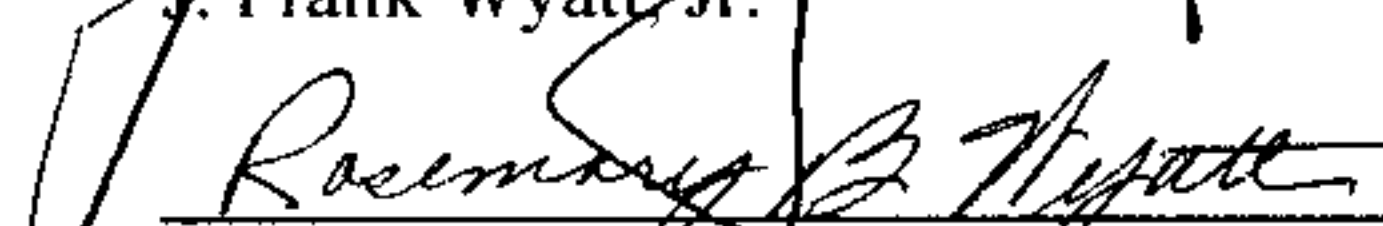
See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 27th day of November, 2000.

  
J. Frank Wyatt, Jr.  
  
Rosemary B. Wyatt

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Frank Wyatt, Jr. and Rosemary B. Wyatt, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of November, 2000.

  
NOTARY PUBLIC

My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES 03/05/2003

Inst # 2000-41430

12/04/2000-41430  
08:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HMB 328.50

Exhibit "A"

From the true SE corner of Section 13, Township 18 South, Range 2 East, being the point of beginning of herein described tract of land, run thence true North 00 degrees 34 minutes 36 seconds East along the true East boundary of said Section 13 a distance of 1321.06 feet to the true SE corner of the NE 1/4 of SE 1/4 of said Section 13; thence continue along said course a distance of 1306.85 feet to a point on an accepted East/West property line; thence turn 91 degrees 46 minutes 17 seconds left and run 1305.35 feet along said accepted line to a point on the true West boundary of said NE 1/4 of SE 1/4; thence turn 87 degrees 55 minutes 39 seconds left and run 1295.85 feet to the true SW corner of said NE 1/4 of SE 1/4; thence continue along said course 1322.92 feet to the true SW corner of the SE 1/4 of SE 1/4 of said Section 13; thence turn 00 degrees 56 minutes 41 seconds left and run 1322.08 feet to the true NW corner of the SE 1/4 of NE 1/4 of Section 24, Township 18 South, Range 2 East; thence continue along said course a distance of 420.0 feet; thence turn 34 degrees 07 minutes 29 seconds right and run 810.0 feet; thence turn 97 degrees 07 minutes 22 seconds left and run 313.24 feet to a point on the Northwesternly boundary of U.S. Highway #231 (100-foot right of way); thence turn 75 degrees 29 minutes 11 seconds left and run 264.49 feet along said Highway boundary to a point on the true West boundary of aforementioned SE 1/4 of NE 1/4 of said Section 24; thence turn 00 degrees 19 minutes 13 seconds right and run 212.26 feet along said Highway boundary and the following courses: 00 degrees 14 minutes 41 seconds right for 510.68 feet; 00 degrees 19 minutes 40 seconds left for 425.32 feet; 00 degrees 23 minutes 29 seconds left for 205.88 feet; 00 degrees 55 minutes 37 seconds left for 202.55 feet; 01 degrees 29 minutes 25 seconds left for 199.15 feet; thence turn 01 degrees 48 minutes 24 seconds left and run 200.72 feet along said Highway boundary to a point on an accepted property line; thence turn 36 degrees 11 minutes 38 seconds left and run 733.25 feet along said accepted property line; thence turn 08 degrees 07 minutes 29 seconds right and run 163.99 feet to the true SE corner of Section 13, Township 18 South, Range 2 East, being the point of beginning. According to survey of Sam W. Hickey, RLS #4848, dated August 7, 1996.

*Handwritten signature/initials*  
R.B. 7/1

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