

This instrument was prepared by

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Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Thousand and no/100-----DOLLARS,

to the undersigned grantor, Shady Oaks, Inc. a corporation,
in hand paid by

John H. Holcombe

the receipt of which is hereby acknowledged, the said
Shady Oaks, Inc.

does by these presents, grant, bargain, sell and convey unto the said

John H. Holcombe

the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of
way, and permits of record.

\$175,000.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

The property is sold subject to the following restrictions:

1. The property shall not be used for a honkytonk, dance hall, bar, or any
other establishment that sells alcoholic beverages.

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01/05/2001-00462
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said John H. Holcombe 002 MMB 59.00

heirs and assigns forever.

And said Shady Oaks, Inc.
and assigns, covenant with said
John H. Holcombe

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said

John H. Holcombe
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Shady Oaks, Inc.

by its

President, , who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 28th day of December, 19 2000

ATTEST:

SHADY OAKS, INC.

By Shady Lane President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority said State, hereby certify that
whose name as President of Shady Oaks, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of December 19 2000

My Commission Expires: 10/16/04

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

From the true (sized Section) NW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 East, run thence true South 00 degrees 55 minutes 10 seconds West along the true West boundary of said SW 1/4 of the NE 1/4 a distance of 287.12 feet to a point on the Southerly boundary of U.S. Highway #280 (250-foot right of way); thence turn 00 degrees 38 minutes 31 seconds left and run South 00 degrees 16 minutes 39 seconds West along an accepted property line a distance of 642.51 feet; thence turn 00 degrees 01 minutes 35 seconds right and continue South 00 degrees 18 minutes 14 seconds West along said accepted property line a distance of 396.07 feet; thence turn 00 degrees 06 minutes 47 seconds left and continue South 00 degrees 11 minutes 27 seconds West along said accepted property line a distance of 468.75 feet to the point of beginning of herein described parcel of land; thence continue South 00 degrees 11 minutes 27 seconds West along said accepted property line a distance of 909.42 feet; thence turn 00 degrees 18 minutes 59 seconds right and continue along said accepted property line a distance of 1273.32 feet to a point on the true South boundary of the SW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East; thence turn 89 degrees 52 minutes 41 seconds left and run 1276.89 feet along said true South boundary of said SW 1/4 of the SE 1/4 to the true SE corner thereof; thence turn 89 degrees 32 minutes 55 seconds left and run North 01 degrees 04 minutes 50 seconds East a distance of 1327.34 feet to the true NE corner of said SW 1/4 of the SE 1/4; thence turn 00 degrees 54 minutes 15 seconds left and run North 00 degrees 10 minutes 35 seconds East along an accepted property line a distance of 664.11 feet; thence turn 90 degrees 10 minutes 35 seconds left and run 989.58 feet; thence turn 90 degrees 00 minutes right and run 205.50 feet; thence turn 90 degrees 00 minutes left and run 300 feet to the point of beginning of herein described parcel of land.

Together with a non-exclusive 30.0-foot easement for ingress and egress, to-wit:
From the NW corner of the heretofore described parcel of land, run true due East along the North boundary of said parcel of land a distance of 15.0 feet to the point of beginning of the centerline of said 30.0-foot easement; thence turn 89 degrees 48 minutes 33 seconds left and run 468.68 feet along said easement centerline; thence turn 00 degrees 06 minutes 47 seconds right and run 396.06 feet along said easement centerline; thence turn 00 degrees 01 minutes 35 seconds left and run 202.97 feet along said easement centerline; thence turn 02 degrees 42 minutes 54 seconds right and run 119.81 feet along said easement centerline; thence turn 02 degrees 57 minutes 15 seconds right and run 157.07 feet along said easement centerline; thence turn 09 degrees 09 minutes 06 seconds right and run 117.46 feet along said easement centerline to a point of termination on the Southerly boundary of aforementioned U.S. Highway #280.

GRANTOR RESERVES THE RIGHT TO THE USE OF THE ABOVE DESCRIBED EASEMENT, WHICH RIGHT SHALL INURE TO THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS.

LESS AND EXCEPT:

A part of the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:
Commence at a 1/2-inch rebar found and set by Sam W. Hickey (AL Reg. No. 4848) an accepted as the Southwest corner of the NW 1/4 of SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; proceed North 0 degrees 10 minutes 47 seconds East along or near a fence line for 909.49 feet; thence South 89 degrees 49 minutes 13 seconds East 3.60 feet to a 5/8-inch rebar set (AL. Reg. No. 19753), said point being the point of beginning of herein described parcel of land; thence North 89 degrees 58 minutes 36 seconds East 296.50 feet to a 5/8-inch rebar set (AL. Reg. No. 19753); thence South 0 degrees 01 minutes 24 seconds East 729.98 feet to a 5/8-inch rebar set (AL. Reg. No. 19753); thence South 89 degrees 58 minutes 36 seconds West parallel to the North boundary of herein described parcel of land for 301.98 feet to a 5/8-inch rebar set (AL. Reg. No. 19753); thence North 0 degrees 24 minutes 24 seconds East along or near a fence for 730.00 feet, back to the point of beginning.
According to survey of Billy R. Martin, RLS #10559, dated December 27, 2000.

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