

Send tax notice to:
Edwin Brooks Lumpkin, Jr.
100 Metro Parkway
Pelham, Alabama 35124

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

Inst # 2001-01518

01/16/2001-01518
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 WOB 176.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Million One Hundred Sixty-One Seven Hundred Fifty and No/100 Dollars (\$2,161,750.00) in hand paid to **W. EARL RICHARDS**, an unmarried man and **WILLIAM H. WADE, JR.**, a married man, ("Grantors"), by **EDWIN B. LUMPKIN, JR.** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest Quarter of the Northeast Quarter, and the South Half of the Northwest Quarter, both lying in Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an axle found at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama; thence run N88°21'57"W along the South boundary line of said quarter-quarter for a distance of 623.07 feet to a concrete monument found on the Northerly right-of-way line of I-65 (180 feet right); thence run N52°38'31"W along said right-of-way line for a distance of 954.39 feet to a concrete monument found (180 feet right of 305+85.9), said point also being on the Easterly right-of-way line of CSX Railroad; thence run N07°24'26"W along said right-of-way line for a distance of 801.37 feet to a 1 ²³/₆₄" open top iron found, said point also being on the North boundary line of the North Half of the Northwest Quarter of Section 4, Township 22 South, Range 2 West; thence run S88°43'04"E along said North boundary line for a distance of 2352.52 feet to the West right-of-way line of Highway 31 (right-of-way width 100 feet), said point also being a ²³/₆₄" rebar found; thence run S10°16'53"E along said right-of-way line for a distance of 843.85 feet to a capped iron found (CA00279); thence leaving said right-of-way line, run N89°46'42"W for a distance of 1036.67 feet to a capped iron found (CA00279); thence run S02°06'24"E for a distance of 512.99 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the year 2001 and subsequent years not yet due.
2. Rights of Way granted to Alabama Power Company by instrument(s) recorded in Deed Record 103, page 164; Deed Book 131, page 315; Deed book 188, page 60; and Deed Book 195, page 318.

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

IN WITNESS WHEREOF, W. EARL RICHARDS and WILLIAM H. WADE, JR. have executed this deed on this, the 12th day of January, 2001.

GRANTORS:

W. Earl Richards
W. EARL RICHARDS

William H. Wade, Jr.
WILLIAM H. WADE, JR.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that W. EARL RICHARDS and WILLIAM H. WADE, JR., who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 12th day of January, 2001.

Jack A. Harrison
Notary Public

My Commission expires: 7-29-01

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