

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

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-eight Thousand Five Hundred and No/100 Dollars (\$38,500.00), 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 and David P. Downs, a married man herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Golf Course Realty Development, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors.

The property conveyed herein is not the homestead of David P. Downs or his wife.

Grantors represents and warrants that there are no assessments due the City of Calera or any governmental agency with respect to the property conveyed.

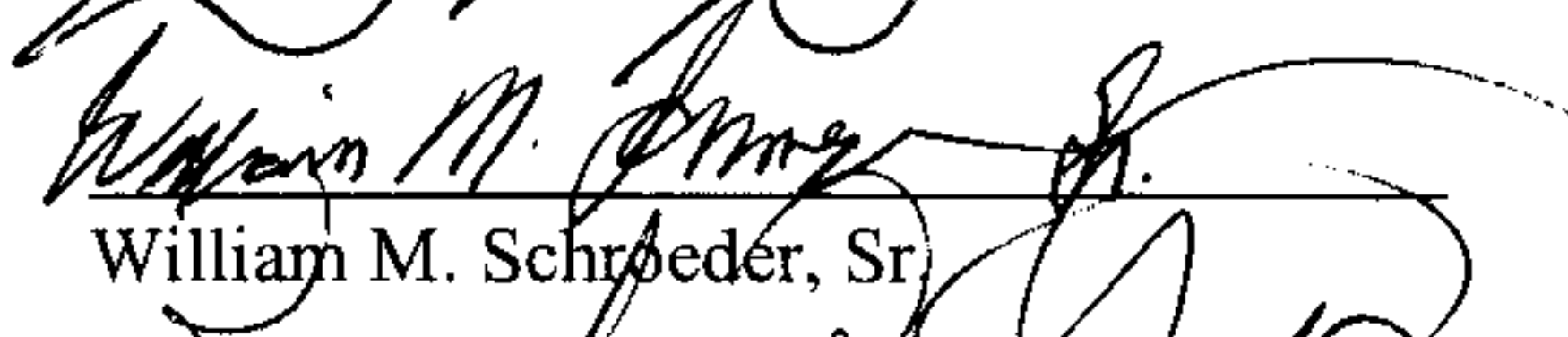
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of Feb, 2001.



David P. Downs



William M. Schroeder, Sr.



Dorothy D. Schroeder

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David P. Downs, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Feb, 2001.



Notary Public
My Commission Exp. 3-1-02

Inst # 2001-04111

02/05/2001-04111
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 AMB 55-50

STATE OF ALABAMA)
Shuf COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William M. Schroeder, Sr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Feb, 2001.

Shuf
Notary Public

My Commission Exp. 3-1-02

STATE OF ALABAMA)
Shuf COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dorothy D. Schroeder, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Feb, 2001.

Shuf
Notary Public

My Commission Exp. 3-1-02

EXHIBIT 'A' DUNN & SCHWEDER
TO GOLF COURSE REALTY DEVELOPMENT, LLC

~~Five (5) Parcels of land labeled 'A' through 'E' located in Fractional Sections 22 and 23, Township 22 South, Range 2 West, and Fractional Section 1, Township 24 North, Range 13 East, Shelby County, Alabama and being more particularly described as follows:~~

PARCEL 'D'

Commence at the Southeast Corner of Fractional Section 22, Township 22 South, Range 2 West;
thence N00°15'04"E along the East Line of said Section a distance of 412.50 feet; thence S89°41'16"W, a distance of 144.75 feet; thence S89°41'24"W, a distance of 135.01 feet; thence S89°43'30"W, a distance of 135.03 feet; thence N89°51'28"W, a distance of 134.94 feet; thence N00°08'32"E, a distance of 200.19 feet to a point lying on the Southerly Right-Of-Way Line of Dogwood Drive (60' R.O.W.), said point also lying on a curve to the right having a central angle of 02°03'41", a radius of 406.63 feet and subtended by a chord which bears S89°33'36"W a chord distance of 14.63 feet; thence along said curve and said R.O.W. Line a distance of 14.63 feet; thence N89°51'27"W and continuing along said R.O.W. Line a distance of 45.26 feet; thence S00°10'56"W and leaving said R.O.W. Line a distance of 200.00 feet; thence N89°49'11"W, a distance of 137.79 feet; thence N89°48'17"W, a distance of 236.49 feet; thence N00°09'49"E, a distance of 199.79 feet to a point lying on the Southerly R.O.W. Line of Dogwood Drive (50' R.O.W.); thence N89°50'00"W along said R.O.W. Line a distance of 433.23 feet to its end, said point also being the beginning of the Southerly R.O.W. Line of an Unnamed 40' R.O.W.; thence continuing along the last described course along said R.O.W. Line a distance of 40.00 feet to a point lying on the Westerly R.O.W. Line of said Unnamed 40' R.O.W.; thence N00°25'31"W along said Westerly R.O.W. Line a distance of 1,396.21 feet; thence N44°13'01"W and continuing along said R.O.W. Line a distance of 225.95 feet; thence S63°53'00"W and leaving said R.O.W. Line a distance of 246.67 feet; thence S16°19'05"W, a distance of 793.61 feet; thence S52°13'04"W, a distance of 312.16 feet; thence N0°10'03"E a distance of 212.03 feet; thence N0°20'20"E a distance of 300.48 feet to the POINT OF BEGINNING;
thence N88°50'22"W, a distance of 308.39 feet; thence N00°59'51"W, a distance of 168.68 feet to a point lying on the Southerly Right-Of-Way Line of Shelby County Road No. 25 (Variable R.O.W.); thence N70°18'13"E along said R.O.W. Line a distance of 2.84 feet; thence N71°33'58"E and continuing along said R.O.W. Line a distance of 7.20 feet to the beginning of a curve to the left having a central angle of 11°12'21", a radius of 1,507.25 feet and subtended by a chord which bears N77°32'50"E a chord distance of 294.32 feet; thence along said curve and said R.O.W. Line a distance of 294.79 feet to the end of said curve; thence S03°24'26"E and leaving said R.O.W. Line a distance of 242.11 feet to the POINT OF BEGINNING.

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