THIS INSTRUMENT PREPARED BY:
Mark E. Ezell
Haskell Slaughter & Young, L.L.C.
1200 AmSouth/Harbert Plaza
1901 Sixth Avenue North
Birmingham, Alabama 35203
Telephone 205-251-1000

Send Tax Notice To:
City of Alabaster
P.O. Box 277
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration to the undersigned grantor, Brice Brackin and wife, Linda Brackin (the "Grantors"), in hand paid by the grantee herein, the receipt whereof is acknowledged, Grantors do hereby grant, bargain, sell and convey unto the City of Alabaster, Alabama (the "Grantee"), the real estate, situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO the matters set forth on Exhibit B.

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

And Grantors do for themselves and for their heirs and assigns, covenant with Grantee and Grantee's 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; that they shall, and their heirs and assigns shall, warrant and defend the same to Grantee and Grantee's successors and assigns forever, against the lawful claims of all persons.

Inst # 2001-05636

02/20/2001-05636
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MUB 24.00

IN WITNESS WHEREOF, Grantors, have hereunto set their hands and seals as of the 16th day of February, 2001.

Brice Brackin

Brice Brackin

Linda Brackin

Linda Brackin

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brice Brackin, a married man, 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 the said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 24th day of January, 2001.

[NOTARIAL SEAL]

Mark E. Ezell

Notary Public

My Commission Expires: 6/17/02

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Linda Brackin, a married woman, 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 the said instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 24th day of January, 2001.

[NOTARIAL SEAL]

Mark E. Galt
Notary Public

My Commission Expires: 6/17/02

EXHIBIT A

A part of the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 20, Township 21 S, Range 2 W, and also a part of the NE 1/4 of the NW 1/4 and a part of the NW 1/4 of the NE 1/4 of Section 29, Township 21 S, Range 2 W, Shelby County, Alabama described as follows:

Commence at the SW corner of said SE 1/4 of the SE 1/4 of said Section 20. Thence South 86°57'21" East along the South boundary of said SE 1/4 of the SE 1/4, 90.05 feet; Thence North 01°20'59" West, 28.38 feet to a point being described as the Point of Beginning of that certain tract of land found in Deed Book 344, Page 405; Thence continue North 01°20'59" West, 734.12 feet to a set 5/8" rebar and the Point of Beginning. Thence, North 82°28'23" East, 363.75 feet to a set 5/8" rebar, Thence South 07°25'45" East, 165.21 feet to a set 5/8" rebar; Thence North 82°29'35" East, 292.73 feet to a found 1" pipe on the West Right-of-Way of U.S. Highway 31; Thence Southeasterly along said West right-of-way along the arc of a curve to the left 321.56 feet, radius 17496.54 feet, chord South 27°34'44" East, 321.55 feet to a set 5/8" rebar; Thence leaving said West right-of-way, run Westerly along the arc of a curve to the left 151.19 feet, radius 100.00 feet, chord North 71°25'10" West, 137.20 feet to a set 5/8" rebar; Thence South 65°16'00" West, 32.12 feet to a set 5/8" rebar; Thence North 80°04'14" West, 363.35 feet to a set 5/8" rebar; Thence Westerly along the arc of a curve to the left 480.76 feet, radius 330.00 feet, chord South 58°11'38" West, 439.36 feet to a set 5/8" rebar; Thence South 16°27'29" West, 531.19 feet to a set 5/8" rebar; Thence South 04°04'59" West, 670.51 feet to a set 5/8" rebar; Thence North 87°33'36" West, 825.82 feet to a set 5/8" rebar on the East right-of-way of a railroad; Thence North 24°54'15" West, along said East right-of-way, 3507.43 feet to a found 1/2" crimped pipe at the intersection of an old fence line; Thence leaving said East right-of-way South 84°00'31" East, along said old fence line, 293.92 feet; Thence South 78°59'28" East, along said old fence line, 94.73 feet; Thence South 81°33'54" East along said old fence line, 355.64 feet; Thence South 82°41'18" East, along said old fence line, 285.94 feet; Thence South 85°43'09" East, along said old fence line, 184.55 feet to a found 1/2" iron; Thence leaving said old fence line South 01°43'04" East, 715.38 feet to a set steel fence post; Thence South 87°21'24" East, 818.47 feet to a point; Thence along a fence line South 44°30'14" East, 746.98 feet to a found 1/2" iron; Thence South 01°20'59" East, 100 feet to the Point of Beginning. Contains 100.00 acres more or less. According to the revised survey of BWSC, Inc., dated January 8, 2001.

EXHIBIT B

1. Ad valorem taxes for the year 2001 and subsequent years.

2. Permit to Alabama Power Company recorded in Deed Book 99, Page 461.

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