

1,000.00
Value

This instrument prepared
without title examination by:
Mary Thornton Taylor
P.O. Box 489
Orange Beach, Alabama 36561

Send Tax Notice to:
Narrows Residential Owner's
Association, Inc.
% C&S Realty
4 Office Park Circle, Suite 106
Birmingham, Alabama 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned **EQUINE PARTNERS, L.L.C.**, an Alabama limited liability company ("Grantor"), in hand paid by **THE NARROWS RESIDENTIAL OWNER'S ASSOCIATION, INC.**, an Alabama non-profit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama (collectively, the "Property"), to-wit:

The Nature Walk Parcel as more particularly described in Exhibit A attached hereto and made a part hereof.

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2001 and subsequent years not yet due and payable.
- (2) Fire district and library district assessments for the current year and all subsequent years thereafter.
- (3) Mining and mineral rights not owned by Grantor.
- (4) All applicable zoning ordinances.
- (5) The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-09755 in said Probate Office and all amendments thereto recorded in said Probate Office (the "Declaration").
- (6) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the Property shall be Common Area, as defined in the Declaration and shall be held, sold, transferred, conveyed, used and otherwise maintained subject to the Declaration for the benefit of the residents of The Narrows Residential subdivision.

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

Inst # 2001-06369

02/23/2001-06369
01:24 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HMB 18.00

IN WITNESS WHEREOF, Grantor, Equine Partners, L.L.C., by and through Tyrol, Inc., Its Member, by Michael D. Fuller., its President, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and First Amendment to said Operating Agreement which, as of this date have not been further modified or amended, has hereto set its signature and seal this 23rd day of February, 2001.

EQUINE PARTNERS, L.L.C.

By: Tyrol, Inc.,
Its Member

By: Michael D. Fuller
Michael D. Fuller
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael D. Fuller**, whose name as President of Tyrol, Inc., an Alabama corporation, as Member of **EQUINE PARTNERS, L.L.C.**, an Alabama limited liability company, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Member as aforesaid.

Given under my hand and seal, this 23rd day of February, 2001.

Mary Paulette Johnson
Notary Public

(SEAL)

My commission expires: 7/24/2001

My commission expires:

7/24/2001

EXHIBIT A

THE NATURE WALK PARCEL

STATE OF ALABAMA SHELBY COUNTY

A parcel of land situated in the North half of Section 20, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the centerline of the intersection of NARROWS DRIVE and NARROWS WAY, according to the record map of THE NARROWS COMMERCIAL SUBDIVISION - SECTOR 1, as recorded in Map Book 27, at Page 8 in the office of the Judge of Probate of Shelby County, Alabama; thence run in a Southwesterly direction, along the centerline of said NARROWS DRIVE, on a bearing of S59°09'45"W, a distance of 225.37 feet to a point; thence turn a deflection angle to the left and run in a Southeasterly direction on a bearing of S30°50'15"E, a distance of 30.00 feet to a point on the Southeasterly right-of-way of said NARROWS DRIVE, said point being the POINT OF BEGINNING of the parcel herein described; thence turn an angle to the left, and run in a Northeasterly direction, along said right-of-way, on a bearing of N59°09'45"E, a distance of 175.37 feet to a point, said point being the beginning of a curve to the right; thence run along the arc of said curve, having a central angle of 90°00'00" and a radius of 25.00 feet, continuing along right-of-way, in a Northeasterly, to Easterly, to Southeasterly direction, a distance of 39.27 feet to a point, thence continue tangent to last described course, along the right-of-way of NARROWS WAY, on a bearing of S30°50'15"E, a distance of 112.37 feet to a point, said point being the beginning of a curve to the right; thence continue along said curve, having a central angle of 13°18'54" and a radius of 433.53 feet, continuing along said right-of-way, an arc distance of 138.59 feet to a point; thence continue tangent to last described course, along said right-of-way, in a Southeasterly direction on a bearing of S12°31'21"E, a distance of 414.35 feet to a point; thence turn an angle to the right, and leaving said right-of-way, run in a Westerly direction on a bearing of S89°02'36"W, a distance of 90.89 feet to a point; thence turn an angle to the left and run in a Southerly direction, on a bearing of S00°17'28"E, a distance of 54.02 feet to a point, thence turn an angle to the right and run in a Westerly direction on a bearing of S88°28'38"W, a distance of 635.24 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of S71°35'05"W, a distance of 356.58 feet to a point; thence turn an angle to the right and run in a Northwesterly direction on a bearing of N08°12'16"W, a distance of 313.13 feet to a point, said point being on the proposed right-of-way of the extension of NARROWS DRIVE, thence turn an angle to the right and run in a Northeasterly direction on a bearing of N81°47'44"E, a distance of 254.51 feet to a point, said point being the beginning of a curve to the left; thence run along the arc of said curve, having a central angle of 39°11'08" and a radius of 280.00 feet, in a Northeasterly direction, an arc distance of 191.49 feet to a point; thence continue tangent to last described course, in a Northeasterly direction on a bearing of N42°36'36"E, a distance of 265.83 feet to a point, said point being the beginning of a curve to the right; thence run along the arc of said curve, having a central angle of 16°33'09" and a radius of 570.00 feet, in a Northeasterly direction, an arc distance of 164.66 feet to the POINT OF BEGINNING, said parcel containing 10.72 Acres, more or less.

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Inst # 2001-06369
Page 3
02/23/2001-06369
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