

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 390E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Michael H. Vaughn  
Anna G. Vaughn  
2724 Stonehaven Place  
Birmingham, AL 35242

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Corporation Form Dec 95560-1009

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty-Eight Thousand Six Hundred Twenty-Five DOLLARS (\$28,625.00)** to the undersigned grantor, HSC Land Development, L.L.C., an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **Michael H. Vaughn and Anna G. Vaughn** (herein referred to as GRANTEES) as tenants in common for life with cross contingent remainder to the survivor in fee, the following described real estate, situated in SHELBY County, Alabama:

Exhibit "A" is attached hereto and made a part hereof

Subject to:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines, and limitations of record.

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Members, Hannibal S. Crumpler and Nancy R. Crumpler, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of February, 2001.

HSC Land Development, L.L.C.

By: Hannibal S. Crumpler  
Hannibal S. Crumpler  
Its: Member  
By: Nancy R. Crumpler  
Nancy R. Crumpler  
Its: Member

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that , Hannibal S. Crumpler and Nancy R. Crumpler, whose names as Members of HSC Land Development, L.L.C., an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 15th day of February, 2001.

[Signature]  
Notary Public  
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 2001-09556

03/16/2001-09556  
12:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

004 MEL 49.00

## EXHIBIT "A"

Commence at a 1/2" capped rebar in place being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 89 deg. 50' 22" West along the South boundary of said quarter-quarter section for a distance of 154.53 feet to a 1/2" capped rebar in place; thence continue South 89 deg. 50' 22" West along the South boundary of said quarter-quarter section for a distance of 1188.13 feet to a 1/4" rebar in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 45 deg. 56' 18" East for a distance of 539.03 feet; thence proceed North 39 deg. 27' 52" East for a distance of 542.05 feet; thence proceed South 82 deg. 17' 51" East for a distance of 167.0 feet to a 1/2" rebar, said point being the point of beginning. From this beginning point proceed North 33 deg. 21' 43" East for a distance of 105.14 feet; thence proceed North 46 deg. 38' 56" East for a distance of 95.31 feet; thence proceed North 82 deg. 19' 33" East for a distance of 163.22 feet; thence proceed North 60 deg. 55' 25" East for a distance of 97.34 feet; thence proceed North 43 deg. 57' 04" East for a distance of 254.04 feet; thence proceed North 51 deg. 16' 04" East for a distance of 386.91 feet; thence proceed North 61 deg. 59' 17" East for a distance of 218.11 feet; thence proceed North 46 deg. 16' 05" East for a distance of 192.64 feet; thence proceed South 88 deg. 00' 40" East for a distance of 80.08 feet; thence proceed South 48 deg. 07' 33" West for a distance of 256.97 feet; thence proceed South 62 deg. 17' 42" West for a distance of 219.99 feet; thence proceed South 51 deg. 13' 10" West for a distance of 382.22 feet; thence proceed South 43 deg. 43' 39" West for a distance of 252.03 feet; thence proceed South 60 deg. 14' 43" West for a distance of 109.72 feet; thence proceed South 22 deg. 04' 54" West for a distance of 175.98 feet to a 1/2" rebar; thence proceed North 82 deg. 17' 51" West for a distance of 246.37 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth; the Northeast one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama and contains 2.29 acres.

### Easement No. 1

A 60 foot ingress/egress and utility easement described as follows: Commence at a corner in place being the Southwest corner of the NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 36 min. 25 sec. East along the South boundary of said 1/4 1/4 Section for a distance of 206.25 feet to a point on the centerline of an existing easement as shown in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 1996, page 10930; thence proceed Southwesterly along the centerline of said recorded easement for a distance of 90.87 feet to the point of beginning of 60 foot ingress/egress and utility easement. From this beginning point proceed North 75 deg. 58 min. 08 sec. West along the centerline of said 60 foot ingress/egress and utility easement for a distance of 138.60 feet to the P. C. of a concave curve right having a delta angle of 39 deg. 51 min. 54 sec. and a tangent of 90.65 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 56 deg. 02 min. 11 sec. West, 170.46 feet; thence proceed North 36 deg. 06 min. 14 sec. West along the centerline of said 60 foot ingress/egress and utility easement for a distance of 719.01 feet to the P. C. of a concave curve right having a delta angle of 61 deg. 25 min. and a tangent of 89.09 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 05 deg. 23 min. 44 sec. West, 153.20 feet; thence proceed North 25 deg. 18 min. 46 sec. East along the centerline of said 60 foot ingress/egress and utility easement for a distance of 567.56 feet; thence proceed North 45 deg. 32 min. 56 sec. East along the centerline of said ingress/egress and utility easement for a distance of 145.01 feet; thence proceed North 23 deg. 49 min. 11 sec. East along the centerline of said ingress/egress and utility easement for a distance of 129.52 feet; thence proceed North 01 deg. 37 min. 44 sec. West along the centerline of said ingress/egress and utility easement for a distance of 118.63 feet; thence proceed North 88 deg. 24 min. 40 sec. West along the centerline of said ingress/egress and utility easement for a distance of 490.26 feet to Point A; thence proceed North 49 deg. 39 min. 12 sec. West along the centerline of said ingress/egress easement for a distance of 454.80 feet; thence proceed North 06 deg. 57 min. 39 sec. East along the centerline of said ingress/egress easement for a distance of 183.92 feet; thence proceed South 90 deg. West along



the centerline of said ingress/egress easement for a distance of 376.79 feet; thence proceed North 16 deg. 06 min. 48 sec. West along the centerline of said ingress/egress easement for a distance of 259.83 feet the termination of said easement; thence again from Point A proceed South 64 deg. 07 min. 25 sec. West along the centerline of a 60 foot ingress/egress easement for a distance of 763.55 feet to the termination of said easement.

#### Easement No. 2

ALSO, a 60 foot non-exclusive easement for Ingress and Egress, more particularly described as follows:

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4 of NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25 min. 49 sec. left and run 99.24 feet along said easement centerline and the following courses: 06 deg. 03 min. 54 sec. left for 104.89 feet; 12 deg. 24 min. 30 sec. left for 175.59 feet; 10 deg. 38 min. right for 201.28 feet; 12 deg. 54 min. 55 sec. right for 165.02 feet; 05 deg. 37 min. 50 sec. left for 265.89 feet; 15 deg. 35 min. 30 sec. right for 323.69 feet; 13 deg. 58 min. 30 sec. left for 188.54 feet; 08 deg. 44 min. right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00 min. right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06 min. 49 sec. left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49 min. 11 sec. right for 141.23 feet; 12 deg. 33 min. 27 sec. left for 110.76 feet; 20 deg. 34 min. 50 sec. left for 169.50 feet; 15 deg. 05 min. 36 sec. right for 86.16 feet; 36 deg. 33 min. 41 sec. right for 166.53 feet; 29 deg. 09 min. 29 sec. left for 97.38 feet; 14 deg. 44 min. 38 sec. left for 198.02 feet; 16 deg. 40 min. 30 sec. left for 276.22 feet; 34 deg. 30 min. 41 sec. left for 274.24 feet to a point on the South boundary of the NW 1/4 of NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14 min. 58 sec. right and continue along said easement a distance of 473.26 feet to the P. C. of a curve concave right, having a delta angle of 65 deg. 53 min. 34 sec. and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P. T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12 min. 30 sec. left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 deg. 00 min. right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47 min. 30 sec. left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42 min. 42 sec. right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35 min. 43 sec. and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34 min. 50 sec. left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17 min. 51 sec. and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09 min. 45 sec. and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36 min. 35 sec. and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45 min. 20 sec. and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51 min. 35 sec. left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48 min. right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48 min. left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12 min. left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03 min. 57 sec. and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40 min. 50 sec. and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19 min. 01 sec. and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to

the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U. S. Highway No. 280 (80 foot right of way) and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at page 89; said property being situated in Shelby County, Alabama.

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