

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

Send Tax Notice To:
John L. Galbreath Sr.
3312 Overton Road
Birmingham, AL.
35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Hundred Eighty Thousand Dollars (\$780,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Peaches & Cream of Chilton County, Inc. herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto John L. Galbreath, Sr., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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 Grantor; (4) The rights of up stream and down stream riparian owners with respect to Bishop Creek; (5) Less and except any part of such a property lying within a road right-of-way.

Grantor represents and warrants that there are no assessments due the City of Pelham or any other governmental authority.

Six Hundred Fifty Thousand Dollars of the consideration recited herein was derived by a mortgage loan closed simultaneously herewith.

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

30 **IN WITNESS WHEREOF,** the undersigned has hereunto set his hand and seal, this the 30 day of April, 2001.

Peaches & Cream of Chilton County, Inc.

By: Jimmy L. Hayes Pres.
Jimmy L. Hayes, as President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jimmy L. Hayes, whose name as President of Peaches & Cream of Chilton County, Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 30 day of April, 2001.

Notary Public [Signature]
My Commission Exp. 3-1-02

05/07/2001-18051

02:37 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MB 144.00

EXHIBIT "A"

Part of the SE ¼, Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said ¼ section; thence run East along the South line of same for 1,826.71 feet; thence 122°59'53" left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91°18'39" right and run Northeasterly for 152.01 feet; thence 90°00' left and run Northwesterly for 349.02 feet; thence 90°00' left and run Southwesterly run 160.00 feet; thence 88°41'21" right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91°18'39" right and run Northeasterly along said right of way line for 253.07 feet; thence 14°02'10" right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a county road; thence 30°57'50" right and run Easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45°00' right and run Southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90°00' left and run Northeasterly for 575.98 feet to a point on the Westerly right of way line of I-65 Service Drive; thence 86°19'31" right and run Southeasterly along said right of way for 142.98 feet; thence 22°07'10" right and run Southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 3°16'07"; thence 8°19'34" right to the chord of said curve and run Southerly along the arc of said curve and along said right of way line for 35.15 feet to the point of beginning; thence continue along said curve and said right of way line for a distance of 169.07 feet to the end of said curve; thence from said chord 9°37'54" left and run Southeasterly along said right of way line for a distance of 46.32 feet to a point; thence turn an angle to the right of 95°36'03" and run Southwesterly for 240.53 feet to a point; thence turn an angle to the right of 95°08'53" and run Northwesterly 128.03 feet to a point; thence turn an angle to the right of 64°24'19" and run Northwesterly 250.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2001-18051

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