

SEND TAX NOTICE TO:  
Shelby Springs, L.L.C.  
180 Applegate Circle  
Pelham, Alabama 35124  
Attn.: Mr. Larry Clayton

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

Inst # 2001-23157  
06/06/2001-23157  
02:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MEL 24.00

**EXCHANGE GENERAL WARRANTY DEED**

**THIS IS A WARRANTY DEED** executed and delivered this 6th day of June, 2001 by **SHELBY SPRINGS STOCK FARM, INC.**, an Alabama corporation (hereinafter referred to as the “Grantor”), to **SHELBY SPRINGS, L.L.C.**, an Alabama limited liability company (hereinafter referred to as the “Grantee”).

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Six Hundred Fifty-Three Thousand Six Hundred Ninety-One and 20/100 Dollars (\$653,691.20) paid by Grantee to Asset Preservation, Inc., Grantor’s qualified intermediary in an Internal Revenue Code Section 1031 Exchange pursuant to the terms of an Exchange Agreement dated June 6, 2001, by and between the Grantor and Asset Preservation, Inc., and other good and valuable consideration, for receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, that certain real estate situated in Shelby County, Alabama, and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference;

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the Ad valorem taxes for tax year 2001 and the matters reflected in **Exhibit B**.


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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

The consideration described hereinabove has been fully paid for out of the proceeds of a purchase money mortgage loan from Asset Preservation, Inc. pursuant to the Exchange Agreement.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed by John Reamer, its President who is duly authorized hereunto, on this 6<sup>TH</sup> day of June, 2001.

**SHELBY SPRINGS STOCK FARM,  
INC., an Alabama corporation**

By:   
Name: John Reamer  
Its: President

STATE OF ALABAMA                   )  
*Jefferson*                               )  
SHELBY COUNTY                    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOHN REAMER**, whose name as President of **SHELBY SPRINGS STOCK FARM, INC.**, an Alabama corporation, is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this the 6<sup>th</sup> day of June, 2001.

[NOTARIAL SEAL]

  
Notary Public                               My Commission Expires 11/4/2002  
My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Adam J. Sigman  
Berkowitz, Lefkovits, Isom & Kushner, P.C.  
420 North 20<sup>th</sup> Street, Suite 1600  
Birmingham, Alabama 35203-5202

**EXHIBIT "A"**

**ACREAGE:**

Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 8 , Township 22 South, Range 1 West, Shelby County, Alabama ; thence S 00 deg-31'-48" E along the West line of said 1/4-1/4 a distance of 1103.70' to the POINT OF BEGINNING; thence continue along the last described course a distance of 2,569.64'; thence S 00 deg-15'-28" E a distance of 1350.44'; thence S 88 deg-44'-44" W a distance of 1,317.48'; thence N 00 deg-29'-39" W a distance of 1,349.83'; thence S 88 deg-44'-44" W a distance of 1,322.16'; thence S 01 deg-11'-44" W a distance of 1,136.61'; thence S 88 deg-43'-22" W a distance of 256.83'; thence N 84 deg-45'-12" W a distance of 385.95'; thence N 61 deg 43'-27" W a distance of 141.32'; N 56 deg-30'-07" E a distance of 146.99'; thence N 07 deg-50'-13" W a distance of 327.45' to a point lying on the Southerly R.O.W. line of Leary Drive (50' ROW) as recorded in Shelby Spring Farms , Camp Winn, Sector 2, Phase 1, Map Book 26, Page 06 in the Office of the Judge of Probate, Shelby County, Alabama; thence N 80 deg-36'-43" E and along said right-of-way a distance of 47.34' to a point lying on the Easterly R.O.W. line of said Leary Drive; thence N 09 deg-23'-17" W and along said right-of-way a distance of 50.00'; thence continue Northerly along the last described course and leaving said right-of-way line a distance of 686.74'; thence N 70 deg-51'-12" W a distance of 200.06'; thence N 59 deg-41'-35" W a distance of 175.87'; thence N 71 deg-46'-02" W a distance of 173.73'; thence N 16 deg-13'-28" E a distance of 628.32'; thence N 78 deg-43'-59" E a distance of 3818.45' to the POINT OF BEGINNING.  
Containing 167.9 acres more or less.

AND

**PARCEL "E"**

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 1, Township 22 South, Range 2 West and the Southwest Quarter of the Southwest Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 7, Township 22 South, Range 1 West, being a part of the same land described in a Deed to Shelby Springs Stock Farm, Inc., recorded in Deed Book 207 at Page 305, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a 2" pipe, found in a mound of rocks, at the Southeast corner of said Section 1; thence N 88°56'09" W, along the South line of Section 1, a distance of 1136.51 feet to the Southeast right-of-way of County Highway No. 42; thence N 61°46'52" E, along the Southeast right-of-way of County Highway No. 42, a distance of 915.37 feet to a concrete right-of-way marker, found; thence S 28°13'08" E, along the said right-of-way, a distance of 10.00 feet to the Northwest to a concrete right-of-way marker, found; thence N 61°46'52" E, along said right-of-way, a distance of 170.60 feet to a point; thence along a curve, to the right, in said right-of-way, having a radius of 904.95 feet and a chord bearing of N 89°39'45" E, and arc length of 880.74 feet to point; thence N 27°32'21" E, along said right-of-way, a distance of 10.00 feet to a point; thence along a curve, to the right, in said right-of-way, having a radius of 914.95 feet and a chord bearing of S 57°51'16" E, and arc length of 146.98 feet to a point; thence S 53°15'09" E, along said right-of-way, a distance of 151.55 feet to a point; thence S 08°15'09" E, along the right-of-

way flare between Highways 25 and 42, a distance of 98.99 feet to a point; thence S 36°44'53" W, along the Northwest right-of-way of State Highway No. 25, a distance of 650.18 feet to a concrete right-of-way marker, found; thence along a curve, to the left, in said right-of-way, having a radius of 1969.22 feet and arc length of 502.01 feet to a concrete right-of-way monument, found; thence S 22°08'30" W, along said right-of-way, a distance of 533.97 feet to a point; thence along a curve, to the right, in said right-of-way, having a radius of 1791.10 feet, a chord bearing of S 24°33'57" W, and arc length of 151.56 feet to the West line of Section 7; thence N 01°36'21" W, along the West line of the Section 7, a distance of 1316.97 feet to the point of beginning.

The hereinabove described parcel contains 29.31 acres of land.

AND

**PARCEL "G"**

A parcel of land in the Southeast Quarter of the Northwest Quarter and the North half of the Southeast Quarter of Section 12, Township 22 South, Range 2 West, being a part of the same land described in a Deed to Shelby Springs Stock Farm, Inc., recorded in Deed Book 207 at Page 305, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12; thence S 89°00'53" E, along the South line of the Northwest Quarter of the Southeast Quarter of Section 12, a distance of 82.67 feet to the Southeast right-of-way of County Highway No. 25, and the point of beginning; thence S 89°00'53" E, along the South line of the Northwest Quarter of the Southeast Quarter of Section 12, a distance of 709.40 feet to the Northwest right-of-way of The Norfolk Southern Railroad; thence N 36°45'36" E, along said right-of-way, a distance of 2719.94 feet to a point on the Southeast right-of-way of State Highway No. 25; thence along a curve, to the right, in said right-of-way, having a radius of 1871.10 feet, a chord bearing of S 45°25'02" W, and arc length of 172.56 feet to a point; thence S 48°03'33" W, along said right-of-way, a distance of 1798.25 feet to a concrete right-of-way monument, found; thence along a curve, to the left, in said right-of-way, having a radius of 17065.16 feet and arc length of 986.94 feet to a point; thence S 44°44'44" W, along said right-of-way, a distance of 230.11 feet to the point of beginning.

The hereinabove described parcel contains 18.82 acres of land.

**EXHIBIT "B"**

1. Right of Way to Shelby County, as recorded in DB 233, page 801.
2. Right of Way to Alabama Power Company as set forth in DB 177, page 501; DB 161, page 124 and DB 172, page 433.
3. Right of Way for County Highway 25 and County Highway 42.

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