

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

STATE OF ALABAMA)
)
SHELBY COUNTY)

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 Nine Hundred Seven Thousand Two Hundred and No/100 Dollars (\$907,200.00) in hand paid by Grantee to Grantor’s direct and simultaneous exchangor 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 Roy Martin Construction, and other good and valuable consideration, the 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.

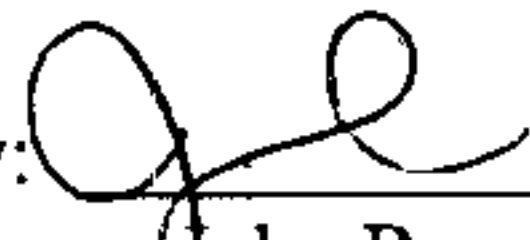
And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same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

06/06/2001-23159
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MEL 26.00

Inst # 2001-23159

IN WITNESS WHEREOF, the Grantor has caused this Exchange General Warranty Deed to be executed by John Reamer, its President who is duly authorized hereunto, on this 6th 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 Exchange General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Exchange 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 6th day of June, 2001.

[NOTARIAL SEAL]


Notary Public
My Commission Expires My Commission Expires 11/4/2002

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

EXHIBIT "A"

PARCEL "J"

Commence at the SW corner of said Section 6; thence N 88°28'33" E, along the South line of the SW 1/4 of said Section 6 a distance of 1158.82'; thence N 1°31'27" W a distance of 276.88' to a point lying on the Northeasterly R.O.W. line of Shelby County Highway No. 42 (80' R.O.W.) said point also being the POINT OF BEGINNING; thence S 51°39'56" E along said R.O.W. line a distance of 175.75' to its intersection with the Northwesterly R.O.W. line of Norfolk Southern Railroad (100' R.O.W.); thence N 36°50'07" E along said Railroad R.O.W. a distance of 985.62'; thence N 53°09'11" W a distance of 245.45' to a point lying on the Southeasterly R.O.W. line of State Highway No. 25 (80' R.O.W.); thence S 36°50'49" W along said R.O.W. line a distance of 915.94'; thence S 10°12'24" E a distance of 95.57' to a point lying on the Northeasterly R.O.W. line of aforesaid Shelby County Highway No. 42 and the POINT OF BEGINNING.

Containing 5.49 acres, more or less.

AND

LOTS

Lots 21, 21A, 23, 24 and 25 Shelby Springs Farms Lakeland Sector 1, as recorded in Map Book 24, Page 134, in the Office of the Judge of Probate of Shelby County, Alabama.

AND

ACREAGE

A Parcel of land situated in the East 1/2 of Section 7, Township 22 South, Range 1 West, City of Calera, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of Lot 41 located in Shelby Springs Farms, Camp Winn, Sector 2, Phase 2 as recorded in Map Book 26, Page 58, said point being the POINT OF BEGINNING; thence N22°00'23" W, a distance of 238.51'; thence N66°02'32" E, a distance of 205.78'; thence S25°02'13" E, a distance of 228.51'; thence S63°26'41" W, a distance of 218.43' to the POINT OF BEGINNING.

Said Parcel containing 1.14 acres, more or less.

AND

PARCEL "K"

A parcel of land located in the S 1/2 of Section 5, SE1/4 of the SE1/4 of Section 6, NE1/4 of the NE1/4 of Section 7 and Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of the NE1/4 – NE1/4 of Section 8 of above said Township and Range; thence S00°31'48" E along the West line of above mentioned 1/4-1/4, a distance of 134.14' to the POINT OF BEGINNING, said point lying in the approximate centerline of Camp Branch Creek; thence continue along the last described course and leaving said centerline, a distance of 2,569.64'; thence S00°15'28" E, a distance of 1,350.44'; thence S88°44'44" W, a distance of 1,317.48'; thence N00°29'39" W, a distance of 1,349.83'; thence S88°43'22" W, a distance of 1,322.16'; thence S01°11'44" W, a distance of 1,136.61'; thence S88°52'08" W, a distance of 256.83'; thence N84°45'12" W, a distance of 385.95'; thence N61°43'27" W, a distance of 141.32'; thence N56°30'07" E, a distance of 146.99'; thence N07°50'13" W, a distance of 327.45' to a point, said point lying on the Southerly R.O.W. line of Leary Drive (50' R.O.W.) as recorded in Shelby Springs Farms, Camp Winn, Sector 2, Phase 1, Map Book 26, Page 06; thence N80°36'43" E and along said R.O.W., a distance of 47.34' to a point, said point lying on the Easterly R.O.W. line of the above mentioned Leary Drive; thence N09°23'17" W and along said R.O.W., a distance of 50.00'; thence continue northerly along the last described course and leaving said R.O.W., a distance of 686.74'; thence N70°51'12" W, a distance of 200.06'; thence N59°41'35" W, a distance of 175.87'; thence N71°46'02" W, a distance of 173.73'; thence N16°13'28" E, a distance of 628.32'; thence N02°00'48" W, a distance of 236.28' to a point, said point lying on the Southerly R.O.W. line of Shelby Springs Farms (60' R.O.W.) as recorded in Shelby Springs Farms, Camp Winn, Sector 2, Phase 2, Map Book 26, Page 58; said point also being the beginning of a non tangent curve to the right, having a radius of 270.00'; a central angle of 08°39'05", and subtended by a chord which bears S87°41'15" E, and a chord distance of 40.73; thence along the arc of said curve and said R.O.W., a distance of 40.77'; thence S83°21'43" E and along said R.O.W., a distance of 27.65' to a point, said point lying on the Easterly R.O.W. line of the above mentioned Shelby Springs Farms; thence N06°38'17" E and along said R.O.W., a distance of 60.00'; thence N18°16'09" W and leaving said R.O.W., a distance of 541.53'; thence N58°28'28" W, a distance of 266.68'; thence S88°27'25" E, a distance of 310.53'; thence N15°44'26" E, a distance of 48.33'; thence N45°44'50" W, a distance of 3,271.38'; thence N50°57'28" E, a distance of 620.54'; thence N70°08'02" E, a distance of 294.27'; thence N40°50'18" E, a distance of 100.23' to a point, said point being the approximate centerline of Camp Branch Creek; thence S86°44'08" E and along said centerline, a distance of 137.90'; thence S64°51'22" E and along said centerline, a distance of 192.07'; thence S03°02'19" W and along said centerline, a distance of 125.55'; thence S23°23'22" E and along said centerline, a distance of 66.08'; thence S46°03'53" E and along said centerline, a distance of 199.05'; thence S54°28'20" E and along said centerline, a distance of 300.21'; thence S31°26'59" E and along said centerline, a distance of 59.26'; thence S72°40'51" E and along said centerline, a distance of 135.81'; thence S82°05'02" E and along said centerline, a distance of 142.61'; thence S53°52'43" E and along said centerline, a distance of 130.82'; thence S28°05'44" E and along said centerline, a distance of 25.46'; thence S61°18'09" E and along said centerline, a distance of 468.60'; thence S74°39'10" E and along said centerline, a distance of 70.72'; thence N76°36'15" E and along said centerline, a distance of 312.48'; thence S87°12'49" E and along said centerline, a distance of 201.51'; thence N78°19'18" E and along said centerline, a distance of 199.74'; thence S69°27'44" E and along said centerline, a distance of 83.23'; thence S48°34'46" E and along said centerline, a distance of 153.91'; thence S81°39'00" E and along said centerline, a distance of 284.52'; thence S79°49'32" E and along said centerline, a distance of 127.16'; thence N75°11'45" E and along said centerline, a distance of 109.18'; thence S51°27'51" E and along said centerline, a distance

of 508.87'; thence S79°22'02" E and along said centerline, a distance of 277.63'; thence N87°13'54" E and along said centerline, a distance of 275.10'; thence S80°53'55" E and along said centerline, a distance of 279.53'; thence S65°56'43" E and along said centerline, a distance of 319.86'; thence S56°45'03" E and along said centerline, a distance of 475.58'; thence S55°55'51" E and along said centerline, a distance of 393.65' to the POINT OF BEGINNING.

Said Parcel containing 417.86 acres, more or less.

Less and except:

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.

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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SHELBY COUNTY JUDGE OF PROBATE

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