

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Shelby Springs Stock Farms, Inc.
P. O. Box 380785
Birmingham, AL 35238

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million One Hundred Forty-Five Thousand Eight Hundred Thirty-Seven and 40/100 (\$1,145,837.40) Dollars to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC., a corporation, in hand paid by SHELBY SPRINGS STOCK FARMS, INC., the receipt whereof is hereby acknowledged, the said ROY MARTIN CONSTRUCTION, INC., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto SHELBY SPRINGS STOCK FARMS, INC. (referred to herein as "Grantee"), in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Rights of way granted to Shelby County by instrument recorded in Deed Book 240, Page 36 in Probate Office; (3) Grant to the State of Alabama for railroad as set out in Real 278, Page 5, in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1995-1640 and Real 345, Page 744 in Probate Office; (5) Release of damages as set out in instrument recorded in Inst. #1995-1640 and Real 345, Page 744, in Probate Office; (6) Rights of way granted to F. Craig Mitchell by instrument(s) recorded in Deed Book 259, at Page 725, in Probate Office and as shown on the Survey by R. C. Farmer & Associates dated May 10, 1999; (7) Rights of way granted to Milford Lee by instrument recorded in Deed book 317, at Page 30, in Probate Office and as shown on the Survey by R. C. Farmer & Associates dated May 10, 1999; (8) Encroachment of cemetery into subject property as shown on the Survey by R. C. Farmer & Associates dated May 10, 1999.

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

06/20/2001-25405
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 C31 913.00

Inst # 2001-25405

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this
the 5th day of June, 2001.

WITNESS:

A. Marshall

ROY MARTIN CONSTRUCTION, INC.

By:

Roy L. Martin

Roy L. Martin

As its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and seal this 5th day of June, 2001.

Anne P. Marshall
Notary Public

My Commission Expires: 3/13/2003

[NOTARIAL SEAL]

BEGIN at the SW corner of said Section 35; thence S 88deg 1' 59" E along the south line of the SW 1/4-SW 1/4 of said Section 35 a distance of 1319.76' to the SE corner of said 1/4-1/4 section; thence N 0deg 0'57" E along the east line of said 1/4-1/4 section, a distance of 1326.71' to the SW corner of the NE 1/4-SW 1/4 of said Section 35; thence S 88deg 12'11" E a distance of 2639.95' to the SE corner of NW 1/4-SE 1/4 of said Section 35; thence N 0deg 1'58" E along the east line of said 1/4-1/4 section a distance of 1336.01' to the NE corner of said 1/4-1/4 section; thence N 0deg 1'58" E along the east line of the SW 1/4-NE 1/4 of said Section 35, a distance of 642.39' to its intersection with the southeasterly R.O.W. line of State Highway # 70 (variable R.O.W.); thence S 67deg 26'25" W and along said R.O.W. line, a distance of 197.04'; thence S 22deg 33'35" E and along said R.O.W. line, a distance of 20.0'; thence S 67deg 26'25" W and along said R.O.W. line, a distance of 1143.61'; thence N 22deg 33'35" W and along said R.O.W. line a distance of 10.0'; thence S 67deg 26'25" W and along said R.O.W. line, a distance of 1446.88'; thence S 22deg 33'35" E and along said R.O.W. line a distance of 5.0'; thence S 67deg 26'25" W and along said R.O.W. line, a distance of 400.79'; thence S 22deg 33'35" E and along said R.O.W. line, a distance of 25.0'; thence S 67deg 26'25" W and along said R.O.W. line a distance of 414.77'; thence N 22deg 33'35" W and along said R.O.W. line a distance of 15.0' to the beginning of a curve to the right having a radius of 5795.92', a central angle of 3deg 51' 41" and subtended by a chord which bears S 69deg 22'16" W a chord distance of 390.54'; thence along the arc of said curve and said R.O.W. line, a distance of 390.62'; thence N 18deg 41'53" W along said R.O.W. line and a line radial to said curve, a distance of 5.0' to the beginning of a curve to the right having a radius of 5790.92', a central angle of 10deg 1'26" and subtended by a chord which bears S 76deg 18'50" W a chord distance of 1011.83'; thence along the arc of said curve and said R.O.W. line, a distance of 1013.12'; thence N 8deg 40'27" W along said R.O.W. line and a line radial to said curve, a distance of 10.0' to the beginning of a curve to the right having a radius of 5780.92', a central angle of 2deg 0'17" and subtended by a chord which bears S 82deg 19'41" W a chord distance of 202.26'; thence along the arc of said curve and said R.O.W. line, a distance of 202.27'; thence S 6deg 40'10" E along said R.O.W. line and a line radial to said curve, a distance of 15.0' to the beginning of a curve to the right having a radius of 5795.92', a central angle of 1deg 46'17" and subtended by a chord which bears S 84deg 12'59" W a chord distance of 179.19'; thence along the arc of said curve and said R.O.W. line, a distance of 179.20' to the end of said curve; thence S 85deg 06'07" W along said R.O.W. line and a line tangent to said curve, a distance of 223.27'; thence N 4deg 53'53" W and along said R.O.W. line a distance of 20.0'; thence S 85deg 06'07" W and along said R.O.W. line, a distance of 1105.54'; thence S 40deg 06'07" W along the R.O.W. line transition from State Highway # 70 (variable R.O.W.) to Shelby County Highway # 42 (80' R.O.W.) a distance of 70.71'; thence S 7deg 26'34" E and along the easterly R.O.W. line of said Shelby County Highway # 42, a distance of 502.15' to its point of intersection with the north line of the SW 1/4-SW 1/4-SE 1/4 of aforesaid Section 34; thence S 89deg 0'36" E and along said 1/4-1/4-1/4 line, a distance of 499.40' (meas), 499.21' (deed) to the NE corner of said 1/4-1/4-1/4 section; thence S 0deg 0'24" E and along the east line of said 1/4-1/4-1/4 section a distance of 666.15 (meas), 666.08' (deed) to a point lying on the south line of said Section 34; thence S 89deg 7'10" E and along said south line a distance of 616.60' to the SW corner of the SE 1/4SE 1/4 of said Section 34; thence S 89deg 7'27" E and along said 1/4-1/4 line a distance of 1277.75' to the POINT OF BEGINNING

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Exhibit

A