

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
Send Tax Notice to:
JBK, L.L.C.
251 Farmingdale Road
Harpersville, AL 35078

THIS INSTRUMENT PREPARED
BY: David C. Skinner, 2700 Rogers
Drive, Suite 208; Birmingham, AL
35209; (205) 871-9566. No title opinion
requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Donald Bradford Kidd, a married man, (hereinafter "GRANTOR"), for and in consideration of the sum of **TEN DOLLARS and NO/100s (\$10.00)** and other good and valuable consideration, to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto JBK, L.L.C., an Alabama limited liability company (hereinafter "GRANTEE"), its successors, heirs and assigns, that property further described as follows:

PARCEL I:

A tract of land located and situated in the Southwest Quarter of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

The West half of the Southwest Quarter; the West half of the Northeast Quarter of the Southwest Quarter; and the West half of the Southeast Quarter of the Southwest Quarter, less and except 1 1/2 chains off of East side.

PARCEL II:

Commencing at a railroad spike found at the Southwest corner of the Northwest 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 0 degrees, 55 minutes, 46 seconds East assumed along the West line of Section 33, 36.50 feet to the point of beginning; thence continue North 0 degrees, 55 minutes, 46 seconds East along said line 1281.53 feet to a 7/8" rebar found at the SW corner of the NW 1/4 of the NW 1/4; thence North 0 degrees, 55 minutes, 04 seconds East 513.78 feet to a 1/2" rebar found; thence South 89 degrees, 32 minutes, 44 seconds East 1065.21 feet to a 1/2" rebar found; thence South 24 degrees, 39 minutes, 48 seconds East 856.19 feet to a 5/8" rebar set; thence South 45 degrees, 38 minutes, 55 seconds East 240.00 feet to a 5/8" rebar set; thence South 23 degrees, 14 minutes, 35 seconds East 599.83 feet to the Northerly right of way line of Farmingdale Road; thence along said line South 65 degrees, 34 minutes, 32 seconds West 124.91 feet to a 5/8" rebar set at the point of curvature of a curve concave to the North having a radius of 3108.16 feet, a central angle of 6 degrees, 52 minutes, 21 seconds and a chord of 372.82 feet bearing South 69 degrees, 00 minutes, 43 seconds West; thence Southwest along said curve, a distance of 372.82 feet to a 5/8" rebar set at the point of curvature of a curve, concave to the North having a radius of 2850.00 feet, a central angle of 22 degrees, 39 minutes, 17 seconds and a chord of 1119.56 feet bearing South 83 degrees, 45 minutes, 32 seconds West; thence West along said curve a distance of 1126.88 feet to a 5/8" rebar set; thence North 86 degrees, 33 minutes, 01 seconds West 285.78 feet to the point of beginning.

AND:

Commencing at a railroad spike found at the Southwest corner of the Northwest 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 88 degrees, 31 minutes, 09 seconds East assumed along the South line of said 1/4, 1318.68 feet to a 5/8" rebar set at the point of beginning; thence North 88 degrees, 32 minutes, 03 seconds East, a distance of 645.56 feet; thence North 19 degrees, 48 minutes, 39 seconds West along the center of a branch 214.55 feet to the Southerly right of way line of Farmingdale Road; thence along said line South 65 degrees, 34 minutes, 32 seconds West 122.07 feet to a 5/8" rebar set at the point of curvature of a tangent curve, concave to the North having a radius of 3188.16 feet, a central angle of 6 degrees, 52 minutes, 20 seconds and chord of 382.17 feet bearing South 69 degrees, 00 minutes, 43 seconds West; thence Southwest along said curve 382.40 feet to a 5/8" rebar set at the point of curvature of a non-tangent curve, concave to the North having a radius of 1046.88 feet and a central angle of 5 degrees, 58 minutes, 38 seconds and a chord of 109.16 feet, bearing South 73 degrees, 29 minutes, 57 seconds West; thence West along said curve 109.21 feet to the point of beginning.

PARCEL III:

The Northeast Quarter of the Southeast Quarter of Section 32, Township 19 South, Range 2 East, situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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65613-1002 # 1511

Inst # 2001-31959

AND:

LESS AND EXCEPT:

The forgoing is not the homestead of the Grantor.

ON THIS THE 1st day of August, 2001, GRANTOR has hereto set his hand and seal to this Quitclaim Deed.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GIVEN UNDER MY HAND, this the 1st day of August, 2001.

A circular notary seal for David C. Skinner. The outer ring contains the text "DAVID C. SKINNER" at the top and "ALABAMA STATE AT LARGE" at the bottom. The inner circle contains the text "NOTARY PUBLIC".

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