

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

Send Tax Notice To:

CAHABA RIVER GETAWAYS
PO JAMES F. BURFORD III
1318 ALFORD AVE # 101
BIRMINGHAM, AL.
35226

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations plus assumption of Mortgage as described below to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Bobby J. Durham, married, Stephen M. Stamba, married, Joseph A. Stamba, married and Peter C. Rouveyrol, married, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Cahaba River Get-A-Ways, an Alabama General Partnership, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2002 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) Riparian rights, if any, in and to the use of Cahaba River. (5) COVENANTS FOR CAHABA RIVER GETAWAYS AS HEREAFTER RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY

The entire consideration for the conveyance is represented by the Grantees agreement (by acceptance and recordation of this Deed) to assume and pay 13.1/138.70 of the sums due under the Note secured by that certain Mortgage to Pinnacle Bank as recorded in Inst. #2002-05004 Probate Office Shelby County, Alabama.

The Property conveyed herein is not the homestead of any of the Grantors or their spouses.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 5 day of MARCH, 2002.


Bobby J. Durham


Stephen M. Stamba


Joseph A. Stamba


Peter C. Rouveyrol

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bobby J. Durham, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of March, 2002.

Jefferson
Notary Public
My Commission Expires: 3-1-06

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen M. Stamba, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of March, 2002.

Jefferson
Notary Public
My Commission Expires: 3-1-06

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph A. Stamba, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of March, 2002.

Jefferson
Notary Public
My Commission Expires: 3-1-06

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Peter C. Rouveyrol, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of March, 2002.

Jefferson
Notary Public
My Commission Expires: 3-1-06

STATE OF ALABAMA
SHELBY COUNTY
FEBRUARY 20, 2002

Donda W. Wheeler, a professional Land Surveyor in the State of Alabama, Reg. #23340, do hereby certify this to be a true and correct map or plat of a parcel of land located in Section 16, Township 21 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

6] Subject Property:
Commence at the NW Corner of said Section 16: thence S01°45'08"E and along West line of said Section 16, a distance of 2390.27 to the POINT OF BEGINNING; thence continue S01°45'08"E, a distance of 1,538.28' to a point on the North bank of the Cahaba River; thence N19°14'20"E and along said north bank, a distance of 132.68'; thence N37°30'19"E and along said north bank, a distance of 148.12'; thence N29°54'01"E and along said north bank, a distance of 333.08'; thence N28°12'03"E and along said north bank, a distance of 808.58'; thence N31°45'57"E and along said north bank, a distance of 43.56'; thence N71°10'23"W and leaving said north bank, a distance of 794.52' to the POINT OF BEGINNING.
Containing 13.1 acres, more or less.

Also a 50' Ingress/Egress/Drainage/Utility Easement lying 25' either side of the following described centerline: Commence at the NW Corner of said Section 16: thence S01°45'08"E and along West line of Section 16 a distance of 437.44; thence N88°14'52"E and leaving said West line a distance of 25.00' to a point on the centerline of an unnamed dirt road, said point being the POINT OF BEGINNING; thence S01°45'08"E and parallel to the West line of said Section 16, a distance of 1935.14 to the point of Termination. The eastern most line of said 50' easement shall be extended or shortened to coincide with the centerline of said unnamed dirt road and the north line of Subject Property.

I further certify that I have consulted the Federal Insurance Rate Map, F.I.R.M., Community Panel #010191 0095 B, dated September 16, 1982, and found that the above described parcel does not lie in a special flood hazard area (Zone C), except as shown.

NOTE:

The parcel shown and described herein is subject to Easements, Setbacks, Zoning and Restrictions that may be found in the Public Records of said County.

Inst # 2002-11277

193408/2002-11277
193408/2002-11277

SHELBY COUNTY JUDGE OF PROBATE
20.00
003 MSB

EXHIBIT A