

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

SEND TAX NOTICE TO:
Davis Graham Jackson
3262 Starlake Drive
Birmingham, AL 35226

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Four Hundred Thousand and No/100 Dollars (\$400,000.00), and other good and valuable consideration, paid to the undersigned grantor, Quaker Square Development Co., Inc., an Alabama corporation ("Grantor"), by Davis Graham Jackson ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee an undivided fifty per cent (50%) interest in and to the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission line permit to Alabama Power Company recorded in Real Book 245, at Page 12, and Deed Book 139, at Page 238, in Probate Office; (3) Permits to Alabama Power Company recorded in Deed Book 247, at Page 853; Deed Book 131, at Page 447, and Deed Book 139, at Page 238, in Probate Office

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 22nd day of February, 2002.

WITNESS:

A. Marshall

Quaker Square Development Co., Inc.

By:

Terry M. Habshey
Terry M. Habshey, 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 Terry M. Habshey, whose name as President of Quaker Square Development Co., Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed 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 22nd day of February, 2002.

A. Marshall

Notary Public

My Commission Expires: 3/13/2003

03/14/2002-11460
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 414.90

2002-11460

EXHIBIT "A"

Beginning at the Northeast corner of Section 19, Township 20 south, Range 3 West Shelby County, Alabama and run thence North 89 degrees 54 minutes 57 seconds East along the North line of said Section 19 a distance of 511.07 feet to a point in the centerline of the Cahaba River; thence run South 52 degrees 41 minutes 08 seconds East along the centerline of said river 326.44 feet to a point; thence run South 69 degrees 22 minutes 31 seconds East along the centerline of said river 260.87 feet to a point; thence run North 85 degrees 39 minutes 51 seconds East along the centerline of said river 72.56 to A point; thence run South 76 degrees 16 minutes 48 seconds East along centerline of said river 72.99 feet to a point; thence run North 72 degrees 34 minutes 16 seconds along centerline of said river 204.41 to a point; thence run North 40 degrees 49 minutes 39 seconds East along centerline of said river 244.71 feet to a point; thence run North 0 degrees 40 minutes 03 seconds East along centerline of said river 91.20 feet to a point ; thence run North 18 degrees 07 minutes 56 seconds East along centerline of said river 90.32 feet to a point; thence run North 00 degrees 58 minutes 33 seconds East along centerline of said river 529.48 feet to a point; thence run North 01 degrees 22 minutes 13 seconds East along centerline of said river 239.72 feet to a point; thence run North 07 degrees 47 minutes 28 seconds East along centerline of said river 252.30 feet to a point; thence run North 12 degrees 04 minutes 11 seconds East along centerline of said river 281.73 feet to a point; thence run North 18 degrees 50 minutes 55 seconds East along centerline of said river 516.08 feet to a point; thence run North 12 degrees 59 minutes 29 seconds East along centerline of said river 487.72 feet to a point; thence run North 10 degrees 56 minutes 12 seconds East along centerline of said river 259.24 feet to a point on the North line of the Southwest quarter of Section 17, Township 20 south, Range 3 West; thence run North 88 degrees 50 minutes 06 seconds West along the said North line of said Southwest quarter of said section 17 a distance of 957.67 feet to a set rebar corner representing the Northwest corner of the Southwest quarter of said Section 17; thence run South 00 degrees 05 minutes 03 seconds East along the West line of said Section 17 a distance of 2,653.24 feet to the point of beginning.

According to the survey of S. M. Allen, Alabama Licensed Land Surveyor No. 12944, dated January 14, 2000.

LESS AND EXCEPT, property lying in Sections 19 and 20, Township 20, Range 3 West, Shelby County, Alabama.

STEWART TITLE®
GUARANTY COMPANY

Inst # 2002-11460

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03/11/2002-11460
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 414.00