

THIS INSTRUMENT WAS PREPARED BY:
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P. O. Box 306
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SEND TAX NOTICE TO:
American Land Development Corp.
260 Commerce Parkway
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Inst # 2002-15466

04/03/2002-15466
09:55 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY JUDGE OF PROBATE
004 CH 24.00

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **AMERICAN HOMES & LAND CORPORATION**, a Georgia corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **AMERICAN LAND DEVELOPMENT CORP.**, an Alabama corporation (herein referred to as "Grantee"), the real property described on **Exhibit A** hereto and situated in Shelby County, Alabama, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. General and special taxes or assessments for 2002 and subsequent years not yet due and payable.
2. Mineral, mining, and oil and gas rights not owned by the Grantor, if any.
3. Unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.

6. Easements, covenants, reservations, conditions and restrictions of record.
7. Any easement for any utility serving the Property whether of record or not.
8. Terms, provisions, covenants, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #2000-17453.
9. Right of way granted to Shelby County as recorded in Deed Book 165, page 331; Deed Book 155, page 425 and Lis Pendens Book 2, Page 165.
10. Transmission line permits granted to Alabama Power Company recorded in Deed Book 247, Page 853; Deed Book 131, page 447 and Deed Book 139, Page 238.
11. Agreement between L & N Railroad Company and Wadsworth Red-Ash Coal Co. as recorded in Deed Book 47, page 230.
12. Agreement and covenants relating to roadway easement as recorded in Real Book 133, Page 277.
13. Easement agreement recorded in Instrument #1999-23334.
14. Restrictions, public utility easements and setback lines as shown on recorded map of said subdivision.
15. Timber deed as recorded in Instrument #1997-28869.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal effective as of the 29th day of March, 2002.

GRANTOR:

AMERICAN HOMES & LAND CORPORATION

By: 

Its: _____

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary Thomas whose name as President of **AMERICAN HOMES & LAND CORPORATION**, a Georgia corporation, 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 instrument, he, as such officer, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 29th day of March, 2002.

Christine Barton Copp

NOTARY PUBLIC

My Commission expires: 7-29-02

[Notarial Seal]

EXHIBIT A

Part of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar set by Laurence D. Weygand being the most southerly corner of Lot 445, Old Cahaba Oakwood Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 28, Page 13, run in a northeasterly direction along the southeast line of said Lot 445 for a distance of 112.0 feet to the most easterly corner of said Lot 445 and being marked by an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $33^{\circ}-42'-24''$ and run in a northeasterly direction for a distance of 40.0 feet to an existing iron rebar; thence turn an angle to the right of $56^{\circ}-17'-36''$ and run in a southeasterly direction for a distance of 217.80 feet to an existing iron rebar; thence turn an angle to the right of 90° and run in a southwesterly direction for a distance of 145.28 feet to an existing iron rebar; thence turn an angle to the left of 90° and run in a southeasterly direction for a distance of 3.43 feet; thence turn an angle to the right of 90° and run in a southwesterly direction for a distance of 225.0 feet to an existing iron rebar; thence turn an angle to the right of 90° and run in a northwesterly direction for a distance of 170.0 feet to an existing iron rebar; thence turn an angle to the left of $93^{\circ}-38'$ and run in a southwesterly direction for a distance of 523.50 feet to an existing iron rebar; thence turn an angle to the right of $54^{\circ}-04'-13''$ and run in a southwesterly direction for a distance of 170.0 feet to an existing iron rebar; thence turn an angle to the right of $75^{\circ}-58'-48''$ and run in a northwesterly direction for a distance of 215.0 feet to an existing iron rebar; thence turn an angle to the right of $20^{\circ}-10'-35''$ and run in a northerly direction for a distance of 126.69 feet to an existing iron rebar; thence turn an angle to the right of $60^{\circ}-30'-49''$ and run in a northeasterly direction for a distance of 60.40 feet to an existing iron rebar; thence turn an angle to the left of $33^{\circ}-06'-14''$ and run in a northeasterly direction for a distance of 130.0 feet to an existing iron rebar; thence turn an angle to the left of $99^{\circ}-15'-55''$ and run in a westerly direction for a distance of 24.84 feet to an existing iron rebar; thence turn an angle to the right of $14^{\circ}-51'-21''$ and run in a northwesterly direction for a distance of 144.10 feet to an existing iron rebar; thence turn an angle to the right of $11^{\circ}-55'-33''$ and run in a northwesterly direction for a distance of 144.10 feet to an existing iron rebar; thence turn an angle to the left of $111^{\circ}-05'-12''$ and run in a southwesterly direction for a distance of 238.31 feet to an existing iron rebar; thence turn an angle to the right of $95^{\circ}-59'-29''$ and run in a northwesterly direction for a distance of 260.83 feet to an existing iron rebar; thence turn an angle to the left of $0^{\circ}-59'-30''$ and run in a northwesterly direction for a distance of 337.05 feet to an existing iron rebar; thence turn an angle to the right of $12^{\circ}-24'-57''$ and run in a northwesterly direction for a distance of 227.23 feet to an existing iron rebar; thence turn an angle to the left of $23^{\circ}-53'-25''$ and run in a northwesterly direction for a distance of 218.0 feet to an existing iron rebar being on a curve, said curve being concave in a southeasterly direction and having a central angle of $32^{\circ}-26'-11''$ and a radius of 925.0 feet; thence turn an angle to the right ($100^{\circ}-41'-06''$ to the tangent of said curve) and run in a northeasterly direction along the arc of said curve for a distance of 523.66 feet to an existing iron rebar set by Laurence D. Weygand being the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 591.16 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of $89^{\circ}-46'-35''$ and run in a northwesterly direction for a distance of 74.90 feet to the point of beginning of a curve, said curve being concave in a southerly direction and having a central angle of $90^{\circ}-13'-25''$ and a radius of 25.0 feet; thence turn an angle to the left and run in a northwesterly, westerly and southwesterly direction along the arc of said curve for a distance of 39.37 feet to the point of ending of said curve; thence turn an angle to the right of 180° and run in a northeasterly direction along the southeast right-of-way line of Shelby County Highway #52 for a distance of 107.47 feet to the point of beginning of a new curve, said latest curve being concave in an easterly direction and having a central angle of $83^{\circ}-38'-10''$ and a radius of 25.0 feet; thence turn an angle to the right (180° to the tangent) and run in a southwesterly, southerly and southeasterly direction along the arc of said curve for a distance of 36.49 feet to the point of ending of said curve; thence run in a southeasterly direction along a line tangent to the end of said curve for a distance of 750.35 feet to the point of beginning of a new curve, said latest curve being concave in a northeasterly direction and having a central angle of $27^{\circ}-18'$ and a radius of 484.72 feet; thence turn an angle to the left and run in a southeasterly direction along the arc of said curve for a distance of 230.96 feet to the point of ending of said curve; thence run in a southeasterly direction along a line tangent to the end of said curve for a distance of 341.44 feet, more or less, to the point of beginning.

Containing 29.24 acres, more or less.

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