

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SOUTHLAKE PROPERTIES, an Alabama Partnership**(GRANTOR) does grant, bargain, sell and convey unto **NINA J. KESSLER**, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART EHREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

TO HAVE AND TO HOLD unto the said GRANTEE her heirs, successors and assigns forever;

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 11th day of JUNE, 2002.

SOUTHLAKE PROPERTIES, an Alabama
Partnership



SEAL

ALLEN MEISLER, PROJECT MANAGER

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that ALLEN MEISLER, whose name as PROJECT MANAGER of SOUTHLAKE PROPERTIES, an Alabama Partnership, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal this 11th day of JUNE, 2002.



Notary Public
Commission Expires:11/09/02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
NINA J. KESSLER
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216

EXHIBIT "A"

SOUTHLAKE PROPERTIES to NINA J. KESSLER

A parcel of land in the NW ¼ Section 20, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southeast corner of the NW ¼ of the NW ¼ of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, and run North 01 deg. 13 min. 49 sec. West along the east line of said ¼ - ¼ section for 297.14 feet to the point of beginning of the tract of land herein described; thence run North 89 deg. 27 min. 19 sec. West for 937.47 feet to a point on the east right of way line of Interstate Highway No. 65; thence run South 09 deg. 32 min. 41 sec. East along said right of way line for 35.00 feet; thence run South 02 deg. 58 min. 00 sec. East along said right of way line for 87.68 feet to the centerline of the Cahaba River; thence run South 29 deg. 49 min. 41 sec. East along the centerline of said river for 236.56 feet; thence run South 39 deg. 58 min. 18 sec. East along the centerline of said river for 59.87 feet; thence run South 28 deg. 58 min. 39 sec. East along the centerline of said river for 273.83 feet; thence run South 42 deg. 51 min. 18 sec. east along the centerline of said river for 50.28 feet; thence run South 34 deg. 27 min. 01 sec. east along the centerline of said river for 606.22 feet; thence run south 33 deg. 07 min. 00 sec. East along the centerline of said river for 99.18 feet; thence run South 85 deg. 47 min. 49 sec. East along the centerline of said river for 114.43 feet; thence run North 74 deg. 00 min. 49 sec. East along the centerline of said river for 190.97 feet; thence run North 59 deg. 16 min. 20 sec. East along the centerline of said river for 86.48 feet; thence run North 37 deg. 55 min. 03 sec. East along the centerline of said river for 92.17 feet; thence run North 23 deg. 16 min. 43 sec. East along the centerline of said river for 97.04 feet; thence run North 12 deg. 59 min. 35 sec. East along the centerline of said river for 96.25 feet; thence run North 20 deg. 29 min. 37 sec. East along the centerline of said river for 195.32 feet; thence run North 39 deg. 46 min. 47 sec. East along the centerline of said river for 299.63 feet; thence run North 47 deg. 51 min. 27 sec. East along the centerline of said river for 103.45 feet; thence run North 22 deg. 09 min. 01 sec. East along the centerline of said river for 175.08 feet; thence run North 19 deg. 08 min. 16 sec. West along the centerline of said river for 242.45 feet to a point on the North line of the NE ¼ of the NW ¼ of said Section 20; thence run North 89 deg. 27 min. 19 sec. West along the North line of said ¼ - 1/4 section 605.05 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Advalorem Taxes due October 01, 2002.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 153 page 395 and corrected in Real 313 page 566 in the Probate Office.

Right(s) of Way(s) granted to State of Alabama by instrument(s) recorded in Deed 295 page 425; Lis Pendens 5 page 348; Inst. No. 1993-4661 in the Probate Office.

Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 177 page 38 in the Probate Office.

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 Deed 33 page 542; Deed 111 page 625; Deed 127 page 140; Deed 73 page 283; Deed 121 page 294 and Deed 40 page 432 in the Probate Office.

All existing, future or potential common law or statutory rights of access between the right of way of Interstate Highway No. 65 and subject property as conveyed and relinquished to the State or Alabama.

Rights of others to use of the Cahaba River.

Notice of Permitted Land uses as recorded in Real 160 page 492 in the Probate Office.