

This instrument was prepared by:
Daniel H. Markstein
Maynard, Cooper & Gale, P.C. ✓
1901 6th Avenue, North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

C. Molton Williams
P. O. Box 10025
Birmingham, Alabama 35205-0025

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTY OF SHELBY)

2 0 0 2 0 9 / 2 2 1 9

WARRANTY DEED

#5,264,000⁰⁰


KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, C. MOLTON WILLIAMS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto H&M CAPITAL PARTNERS, LTD. (herein referred to as grantee, whether one or more), the following described real estate, situated in JEFFERSON AND SHELBY County, Alabama, to-wit:

An undivided forty-seven fiftieths (47/50) interest in and to the real estate described on Exhibit "3" attached hereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of June, 2002.


C. Molton Williams

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTY OF SHELBY)

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

Given under my hand and official seal, this the 28th day of June, 2002.


Notary Public

Affix Seal

My commission expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
COMMISSION EXPIRES: Jan 7, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "3"
Page 1 of 3

Situated in Jefferson County

SE Diagonal Half of SE 1/4 of
NW 1/4 Section 6 Township 18 Range 1E

Situated in Shelby County

Com NW Corner NW 1/4 of NW 1/4
Th E 335.25' S 263.92' to POB Con S 263.93'
E 335.25' N 263.93' W 335.25' to POB
Section 18, Township 18S Range 1E
2.03 Acres

Com NW Corner Section 18 E 335.25' S 527.84'
to POB Continue S 263.68' E 176.94'
Northwesterly 148' E 201.52' N 117.48'
W 336.02' to POB Boundary Resurvey of
part of NW 1/4 NW 1/4 Map Book 18 Page 146
Section 18, Township 18S Range 1E
1.43 Acres

Com NW Corner NW 1/4 of NW 1/4
Th E 335.25 to POB; continue E 335.25
S 263.92 W 335.25 N 263.92 to POB
Section 18, Township 18S Range 1E
2.03 Acres

Com SW Corner NW 1/4 NW 1/4, E 335.25
N 263.93 to POB; continue N 263.93
E 176.94 S 50(S) SE 160.66 S 140(S)
W 335.25 to POB
Section 18, Township 18S Range 1E

DB 244 P 737 9/66
RB 173 Pg 260 2/12/88
SE 1/4 of NW 1/4 C A 40
Section 5, Township 18S Range 1E
40 Acres

BEG inter W Ln Co Hwy 41 & S L
N Section 7 Nly Alg Row 100.59 W 458.11
N 553.4 W to W Ln SW 1/4 SE 1/4
S 645.56 E to POB
Section 7 Township 18S Range 1E
17.53 Acres

EXHIBIT "3"
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Situated in Jefferson County

TRACT # 1

SE1/4 of NE1/4 of Section 12, Township 18 S, R1W.

Situated in Shelby County

TRACT # 2

SE1/4 of SW1/4 and all that part of NE1/4 of SW1/4 lying southeast of top of mountain in Section 32, Township 17 S, R1E.

TRACT # 3

N1/2 of NW1/4 of Section 5, Township 18 S, R1E.

TRACT # 4

SW1/4 of NW1/4 and that part of NW1/4 of SW1/4 which lies north of Lowry Gap Road in Section 5, Township 18, R1E.

TRACT # 5

SE1/4 of NE1/4 and that part of the N1/2 of the SE1/4 lying north of the Lowry Gap Road in Section 5, Township 18, R1E.

TRACT # 6

SW1/4 of NE1/4 and that part of NE1/4 of SW1/4 lying north of Lowry Gap Road in Section 5, Township 18, R1E.

TRACT # 7

NE1/4 of SW1/4; NW1/4 of SE1/4; S1/2 of NE1/4; NE1/4 of NE1/4; and that part of the NE1/4 of SE1/4 which lies north of the Lowry Gap Road all in Section 6, Township 18S, R1E.

TRACT # 8

W1/2 of SW1/4 and SE1/4 of SW1/4 of Section 6, Township 18S, R1E.

TRACT # 9

SW1/4 of SE1/4 of Section 6, Township 18S, R1E.

TRACT # 10

NW diagonal 1/2 of NW1/4 of NE1/4, and the SE1/4 of NW1/4 of Section 7, Township 18S, R1E.

TRACT # 11

W1/2 of SW1/4 of Section 7, Township 18S, R1E.

TRACT # 12

N1/2 of NW1/4, SW1/4 of NW1/4, all in Section 7, Township 18S, R1E.

EXHIBIT "3"
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TRACT # 13

E1/2 of SW1/4 of Section 7, Township 18S, R1E.

TRACT # 14

SE1/4 of Section 12, Township 18S, R1W.

TRACT # 15

E1/2 of NE1/4; NW1/4 of NE1/4; all of the NE1/4 of NW1/4, except that part lying west of Oak Mountain which was formerly in Jefferson County; also 5 acres in the NE corner of SE1/4 of NW1/4 described as follows: Begin at the NE corner of said SE1/4 of NW1/4 and run south along the east line thereof 455 ft; thence west and parallel with the north line of said 40 acre tract 479 ft; thence north and parallel with the E line of said 40 acre tract 455 ft. to the north line thereof; thence E along said N line a distance of 479 ft. to point of beginning; all being in Section 13, Township 18S, R1W.

TRACT # 16

All of the E1/2 of SE1/4 of Section 13, Township 18S, R1W, which lies northwestward of the Columbiana and Ashville public road.

TRACT # 17

All that portion of the NW1/4 of SW1/4 of Section 18, Township 18S, R1E, which lies northward of the Columbiana and Ashville public road with the exception of the eastern 20 feet thereof.

As to all of the tracts of land hereinabove described, there are excepted: All minerals and mining rights in and to the same; all easements existing over any portion of the same in favor of Alabama Power Company and any easements and rights connected therewith for public roads.

*Distribution to
Shelby County (90.6%)
to be completed. JP*

State of Alabama - Jefferson County
I certify this instrument filed on:
2002 JUN 28 P.M. 13:22
Recorded and \$ 5,264.00 Mtg. Tax
and \$ 14.50 Deed Tax and Eee Amt.
\$ 5,278.50 Total \$
MICHAEL F. BOLIN, Judge of Probate
200209/2219