

This Instrument Prepared By:
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Send Tax Notice To:

STATUTORY WARRANTY DEED



20020703000311330 Pg 1/4 295.50
Shelby Cnty Judge of Probate, AL
07/03/2002 12:42:00 FILED/CERTIFIED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$
\$980,000.00, and other good and valuable consideration
to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt
whereof is acknowledged, I, Camp Branch Properties, LLC (herein referred to as Grantor,
whether one or more), grant, bargain, sell and convey unto Shelby Springs Road, LLC, (herein
referred to as Grantee, whether one or more), the following described real estate, situated in
Shelby, Alabama, to-wit:

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
Grantor. (4) RIPARIAN RIGHTS IF ANY.

\$ 717,634.56 of the consideration recited herein was derived from a
mortgage loan closed simultaneously herewith.

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

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

Camp Branch Properties, LLC

By: Creed Development, LLC

By: _____

W. Larry Clayton, Manager

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify
that W. Larry Clayton, as Manager of Creed Development LLC, which is the sole member of
Camp Branch Properties, LLC, 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 this
instrument, he, in his capacity as such Manager executed the same voluntarily, for and as the act
of said limited liability company.

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

Beverly M. Wood
Notary Public

My Commission Expires: 11/10/02

EXHIBIT A PAGE 1 of 3
CAMP BRANCH TO SHELBY SPRINGS

PARCEL I (256.54 acres)

A part of the SW ¼ of Section 31, Township 21 South, Range 1 West and a part of the NW ¼ of Section 6 Township 22 South, Range 1 West, being particularly described as follows:

Commence at the SW corner of Section 31, Township 21 South, Range 1 West; thence run North 0 degrees 03 minutes 56 seconds East along the west line thereof for 500.00 feet to the Point of Beginning thence continue last described course for 2248.04 feet to the NW corner of the SW ¼ of said section, said point being a concrete monument; thence North 88 degrees 38 minutes 25 seconds East along the north line of said ¼ section for 2633.70 feet to a concrete monument, thence North 89 degrees 43 minutes 22 seconds East for 1036.17 feet to the centerline of a 20 foot Easement; thence (along said easement the following described courses) 71 degrees 45 minutes 15 seconds right run Southerly 156.11 feet; thence 54 degrees 51 minutes 20 seconds right 239.06 feet; thence 11 degrees 33 minutes left 87.32 feet; thence 25 degrees 18 minutes 05 seconds left 119.87 feet; thence 25 degrees 55 minutes 17 seconds left 83.97 feet; thence 13 degrees 56 minutes 36 seconds left, 341.61 feet; thence 19 degrees 26 minutes 28 seconds right 132.04 feet; thence 11 degrees 04 minutes 33 seconds right 164.91 feet; thence 7 degrees 20 minutes 12 seconds right 77.04 feet; thence 40 degrees 10 minutes 08 seconds right 110.48 feet; thence 129 degrees 27 minutes 30 seconds left 728.76 feet to the westerly R/W of Shelby Springs Road; thence (leaving said Easement) (run Southwesterly along said R/W the following described courses) South 14 degrees 20 minutes 02 seconds West 416.53 feet; thence South 21 degrees 52 minutes 46 seconds West 247.69 feet; thence South 20 degrees 44 minutes 11 seconds West 316.39 feet; thence South 20 degrees 59 minutes 47 seconds West 463.57 feet; thence South 23 degrees 41 minutes 53 seconds West 490.87 feet; thence South 13 degrees 48 minutes 28 seconds West 424.61 feet; thence South 18 degrees 53 minutes 33 seconds West 393.02 feet; thence (leaving said road) North 61 degrees 32 minutes 31 seconds West for 1142.40 feet to the centerline of Camp Branch Creek; thence (Northwesterly along said creek the following described courses) North 31 degrees 00 minutes 03 seconds West 42.20 feet; thence South 87 degrees 33 minutes 52 seconds West 100.21 feet; thence North 33 degrees 14 minutes 28 seconds West 186.97 feet; thence North 1 degree 13 minutes 09 seconds West 363.06 feet; thence North 27 degrees 26 minutes 26 seconds West 293.65 feet; thence North 34 degrees 27 minutes 33 seconds West 293.77 feet; thence North 75 degrees 30 minutes 57 seconds West 252.77 feet; thence (leaving said creek) South 88 degrees 35 minutes 54 seconds West 1833.82 feet to the Point of Beginning.

PARCEL II (16.2 acres)

A part of the SW ¼ of Section 31, Township 21 South, Range 1 West and a part of the NW ¼ of Section 6 Township 22 South, Range 1 West, being particularly described as follows:

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CAMP BRANCH TO SHELBY SPRINGS

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West; thence run Westerly along the north line thereof 254.08 feet to the westerly R/W of Norfolk Southern Railroad; thence South 13 degrees 04 minutes West run along said R/W 1188.18 feet to the southerly R/W of Holcombe Lane and the Point of Beginning; thence continue along said Railroad R/W South 13 degrees 04 minutes West 1344.36 feet to a curve to the right (having a radius of 5484.91 feet and a central angle of 15 degrees 00 minutes 48 seconds); thence continue along said curve and R/W for 1437.21 feet; thence continue along said R/W and tangent to said curve 52.71 feet to the northerly R/W of Holcombe Road; thence 51 degrees 19 minutes 36 seconds right run Westerly along last said R/W 264.26 feet to the easterly R/W of Shelby Springs Road; thence (Northerly along last said R/W the following described courses) North 18 degrees 53 minutes 33 seconds East 340.36 feet; thence North 13 degrees 48 minutes 28 seconds East 422.50 feet; thence North 23 degrees 41 minutes 53 seconds East 487.72 feet; thence North 20 degrees 59 minutes 47 seconds East 462.59 feet; thence North 20 degrees 44 minutes 11 seconds East 315.61 feet; thence North 21 degrees 52 minutes 46 seconds East 250.73 feet; thence North 14 degrees 20 minutes 02 seconds East for 622.67 feet to the Southerly R/W of said Holcombe Lane; thence 73 degrees 33 minutes 45 seconds right run Easterly along said R/W 124.20 feet to a curve to the right (having a radius of 146.70 feet and a central angle of 13 degrees 38 minutes 19 seconds); thence run Easterly along said curve 34.92 feet to the Point of Beginning.

PARCEL III (4.5 acre tract)

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00 degrees 03 minutes 10 seconds West, a distance of 500.15 feet; thence North 88 degrees 29 minutes 53 seconds East, a distance of 903.53 feet to a point, said point being the approximate center of Camp Branch Creek; thence South 81 degrees 54 minutes 54 seconds West and along said creek, a distance of 78.85 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 3,038.45 feet, a central angle of 04 degrees 44 minutes 02 seconds and subtended by a chord which bears South 69 degrees 37 minutes 38 seconds West, and a chord distance of 250.97 feet; thence along the arc of said curve and said creek, a distance of 251.04 feet; thence South 68 degrees 54 minutes 09 seconds West and along said creek, a distance of 131.67 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 216.63 feet; a central angle of 66 degrees 59 minutes 24 seconds and subtended by a chord which bears South 53 degrees 43 minutes 48 seconds West, and a chord distance of 239.10 feet; thence along the arc of said curve and said creek, a distance of 253.29 feet; thence South 46 degrees 44 minutes 36 seconds West and along said creek, a distance of 96.37 feet to

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CAMP BRANCH to SHELBY SPRING

a point, said point being the beginning of a curve to the left, having a radius of 88.38 feet, a central angle of 74 degrees 27 minutes 49 seconds, and subtended by a chord which bears South 09 degrees 30 minutes 42 seconds West, and a chord distance of 106.95 feet; thence along the arc of said curve and said creek, a distance of 114.86 feet; thence South 25 degrees 00 minutes 44 seconds West and along said creek, a distance of 109.61 feet to a point, said point being the beginning of a non tangent curve to the right, having a radius of 379.33 feet, a central angle of 18 degrees 58 minutes 06 seconds, and subtended by a chord which bears South 29 degrees 49 minutes 30 seconds West, and a chord distance of 125.01 feet; thence along the arc of said curve and said creek, a distance of 125.58 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 133.43 feet, a central angle of 30 degrees 14 minutes 33 seconds, and subtended by a chord which bears South 50 degrees 46 minutes 45 seconds West, and a chord distance of 69.61 feet; thence along the arc of said curve and said creek, a distance of 70.43 feet; thence South 18 degrees 49 minutes 16 seconds West and along said creek, a distance of 69.48 feet; thence North 00 degrees 14 minutes 32 seconds West and leaving said creek, a distance of 252.56 feet to the POINT OF BEGINNING.

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