

This instrument was prepared by
(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Ronald L. Giles
name 5060 Cahaba Valley Trace
address Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Thousand and no/100-----(\$400,000.00) Dollars
to the undersigned grantor, Ivy Hill Farm, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald L. Giles and Martha Deane Giles

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby to-wit:

See attached Exhibit "A".

20020905000425560 Pg 1/2 414.00
Shelby Cnty Judge of Probate, AL
09/05/2002 13:32:00 FILED/CERTIFIED

Subject to current taxes, easements, and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of September 19 2002.

ATTEST: Ivy Hill Farm, Inc.

By Pamela W. Barrow, President
Pamela W. Barrow, its President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Pamela W. Barrow whose name as President of Ivy Hill Farm, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of 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 official seal, this the 3rd day of September 19 2002.

William H. Halbrooks
Notary Public

Part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama Being more particularly described as follows: Commence at the Northeast corner of said Northeast Quarter and run West along the North line of same 435.35 feet to the point of beginning, thence left 92 degrees 01 minutes 30 seconds and run South and parallel to the East line of said Quarter-Quarter Section 571.83 feet to a point on a curve of the Northerly Right-of-Way of Shelby County Highway No. 14, said curve having a radius of 1199.14 feet, and a central angle of 32 degrees 52 minutes 11 seconds, thence right 93 degrees 51 minutes 12 seconds to the tangent of said point on curve and run Southwesterly along said Right-of-Way and the arc of said curve 687.93 feet to the point of tangent, thence continue Southwesterly along tangent of said Right-of-way, 230.05 feet to a point being the Southeast corner of Sunny Meadow Subdivision Phase Four, as recorded in Map Book 9, page 45, in the Probate Office of Shelby County, Alabama, thence right 119 degrees 00 minutes and run North along the East line of said Phase Four, Phase Two, (Map Book 8, Page 19) and Sunny Meadows Second Sector (Map Book 8, Page 18) 1537.54 feet, thence right 92 degrees 01 minutes and run East along the South line of said Sunny Meadows, Second Sector, 762.30 feet thence right 87 degrees 49 minutes 21 seconds and run South 676.18 feet, thence left 87 degrees 47 minutes 53 seconds and run East 100.0 feet to the point of beginning.

Less and except the following described real estate:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 435.35 feet to the point of beginning; thence turn an angle to the left 92 degrees 01 minutes 30 seconds and run in a Southerly direction and parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 571.83 feet to a point on a curve of the Northerly right-of-way line of Shelby County Highway No. 14, said curve being concave in a Southerly direction and having a radius of 1199.14 feet and a central angle of 32 degrees 52 minutes 11 seconds; thence turn an angle to the right of 93 degrees 51 minutes 12 seconds to the tangent of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 687.93 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve and along the Northwest right-of-way line of said Shelby County Highway No. 14 for a distance of 230.05 feet to a point being the Southeast of the Sunny

Meadows Subdivision Phase Four, as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 9, Page 45; thence turn an angle to the right of 119 degrees 00 minutes and run in a Northerly direction along the East line of said subdivision for a distance of 100.0 feet; thence turn an angle to the right of 66 degrees 57 minutes 47 seconds and run in a Northeasterly direction for a distance of 195.64 feet; thence turn an angle to the left of 23 degrees 07 minutes 47 seconds and run in a Northeasterly direction for a distance of 114.0 feet; thence turn an angle to the left of 12 degrees 00 minutes and run in a Northeasterly direction for a distance of 84.0 feet; thence turn an angle to the right of 5 degrees 00 minutes and run in a Northeasterly direction for a distance of 82.0 feet; thence turn an angle to the right of 10 degrees 00 minutes and run in a Northeasterly direction for a distance of 82.0 feet; thence turn an angle to the right of 2 degrees 00 minutes and run in a Northeasterly direction for a distance of 96.0 feet; thence turn an angle to the left of 17 degrees 00 minutes and run in a Northeasterly direction for a distance of 281.0 feet; thence turn an angel to the right of 18 degrees 00 minutes and run in a Northeasterly direction for a distance of 138.0 feet; thence turn an angle to the left of 8 degrees 00 minutes and run in a Northeasterly direction for a distance of 38.12 feet; thence turn an angle to the right of 138 degrees 00 minutes 22 seconds and run in a Southerly direction for a distance of 36.49 feet to a point on the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence turn an angle to the left of 88 degrees 47 minutes 53 seconds and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 100.0 feet, more or less, to the point of beginning.