

THIS DOCUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Southern Star, L.L.C.
4560 Highway 119
Montevallo, Alabama 35115

**THE STATE OF ALABAMA)
SHELBY COUNTY)**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION OF the sum of TEN and No/100 Dollars (\$10.00), in hand paid to Bagley Properties, L.L.C., (hereinafter referred to as "Grantor"), Grantor does hereby grant, bargain, sell and convey unto Southern Star, L.L.C. (hereinafter referred to as "Grantee"), the following described real property, located and situated in Shelby County, Alabama, to-wit:

COMMENCE at the Southeast corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama and run North 00°59'37" W for a distance of 1467.80 feet to the Southeast corner of the proposed AMMERSEE LAKES DEVELOPMENT; thence run North 88°47'59" West along the South line of said AMMERSEE LAKES for a distance of 883.90 feet to the Southeast corner of the THE AMENDED MAP OF AMMERSEE LAKES FIRST SECTOR as recorded in Map Book 28, Page 98-A-98B in the Office of the Judge of Probate, Shelby County, Alabama; thence continue last described course along the South line of said AMMERSEE LAKES FIRST SECTOR for a distance of 1614.04 feet to the Southwest corner of Lot 1 of said AMMERSEE LAKES FIRST SECTOR; thence run North 08°05'15" East along the West line of said Lot 1 for a distance of 105.04 feet to the South right-of-way line of AMMERSEE LAKES DRIVE; thence run North 88°47'59" West along said right-of-way line for a distance of 420.0 feet to a point on the East right-of-way line of U. S. Highway #119, said point being a point of curve to the right with a radium of 2545.98 feet and an included angle of 3°57'04"; thence turn right 94°29'02" to tangent of said curve and run Northerly along East right-of-way line of said U. S. Highway #119 and said curve for an arc distance of 175.57 feet to the POINT OF BEGINNING; thence continue

along last described course for an arc distance of 270.82 feet; thence run North 15°43'48" East along said right-of-way line for a distance of 283.65 feet to a point of curve to the left with a radius of 2509.66 feet and an included angle of 2°09'23"; thence continue along said right-of-way line and said curve for an arc distance of 94.45 feet; thence run South 73°42'56" East for a distance of 237.44 feet; thence run North 6°02'25" East for a distance of 210.0 feet; thence run North 81°46'20" West for a distance of 216.82 feet to a point on the Easterly right-of-way line of said U. S. highway #119, said point being a point of curve to the left with a radius of 2509.66 feet and an included angle of 0°27'26"; thence turn right 91°18'26" to tangent of said curve and run Northerly along said right-of-way line and said curve for an arc distance of 20.02 feet; thence run South 81°56'58" East for a distance of 235.66 feet; thence run South 6°00'51" West for a distance of 258.34 feet; thence run South 79°51'32" East for a distance of 195.71 feet; thence run South 28°13'34" West for a distance of 169.81 feet; thence run South 13°30'06" West for a distance of 117.01 feet; thence run South 44°43'26" West for a distance of 150.32 feet; thence run South 77°46'21" West for a distance of 52.05 feet; thence run South 59°41'17" West for a distance of 65.66 feet; thence run South 55°19'03" West for a distance of 76.09 feet; thence run South 79°33'27" West for a distance of 217.88 feet to the POINT OF BEGINNING.

BEING SUBJECT TO any and all easements and/or rights-of way of record. Containing 5.18 acres, more or less.

SUBJECT TO:

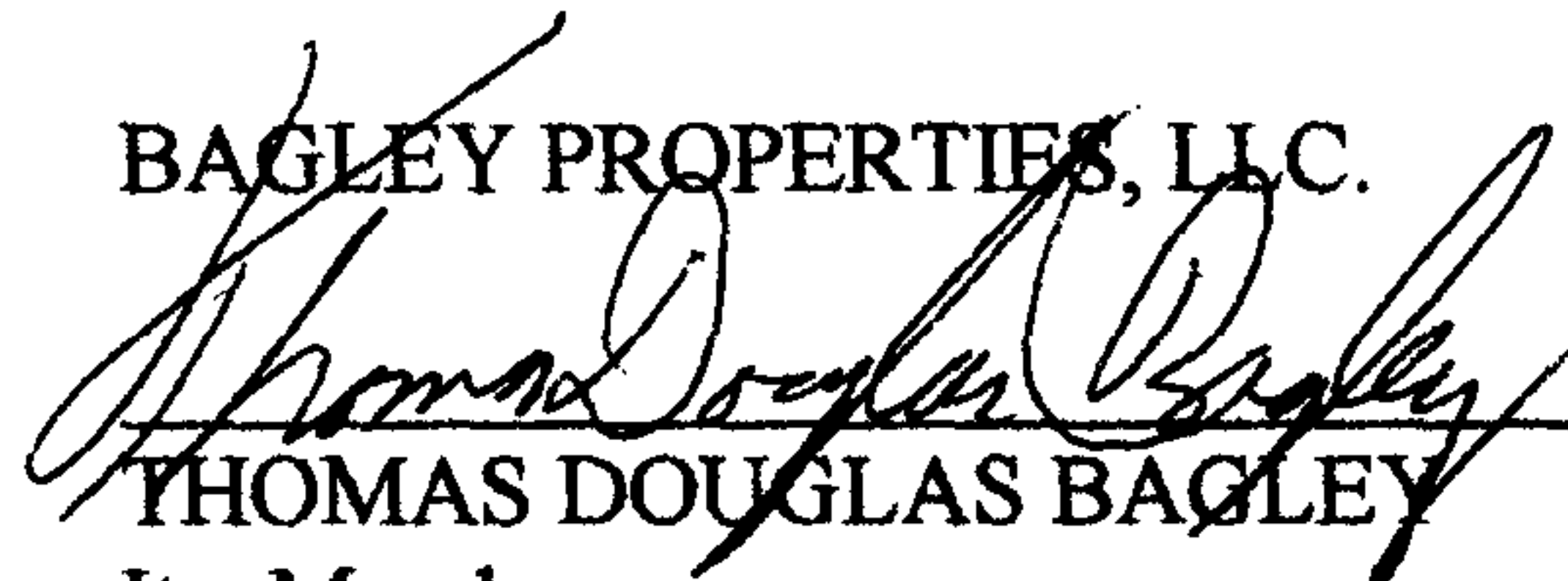
1. Ad Valorem taxes for the current year, 2002.
2. Easements, restrictions, and rights-of-way, if any.

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

And Grantor does for himself and for his heirs, personal representatives, executors and assigns covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, personal representatives, executors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal
this the 11 day of September, 2002.

BAGLEY PROPERTIES, LLC.

 (SEAL)
THOMAS DOUGLAS BAGLEY
Its: Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby
certify that Thomas Douglas Bagley, whose name as Member of Bagley Properties, LLC,
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 foregoing instrument, he as such
officer, and with full authority, executed the same voluntarily for and as the act of said
Bagley Properties, L.L.C.

Given under my hand and official seal this the 11th day of September, 2002.


NOTARY PUBLIC
My commission expires: 3/5/04