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THIS INSTRUMENT WAS PREPARED BY:

Thomas C. Clark, III, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Shelby Land Partners, LLC
Four Riverchase Ridge
Birmingham, Alabama 35244
Attn: James A. Jackson

STATE OF ALABAMA)
SHELBY COUNTY)


20021114000566340 Pg 1/6 428.50
Shelby Cnty Judge of Probate, AL
11/14/2002 07:43:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **SHELBY LAND PARTNERS, LLC**, an Alabama limited liability company (the "Grantee"), to **JAMES I. MCCORMICK, JR.**, a married man (the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee all of the Grantor's undivided interest in that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

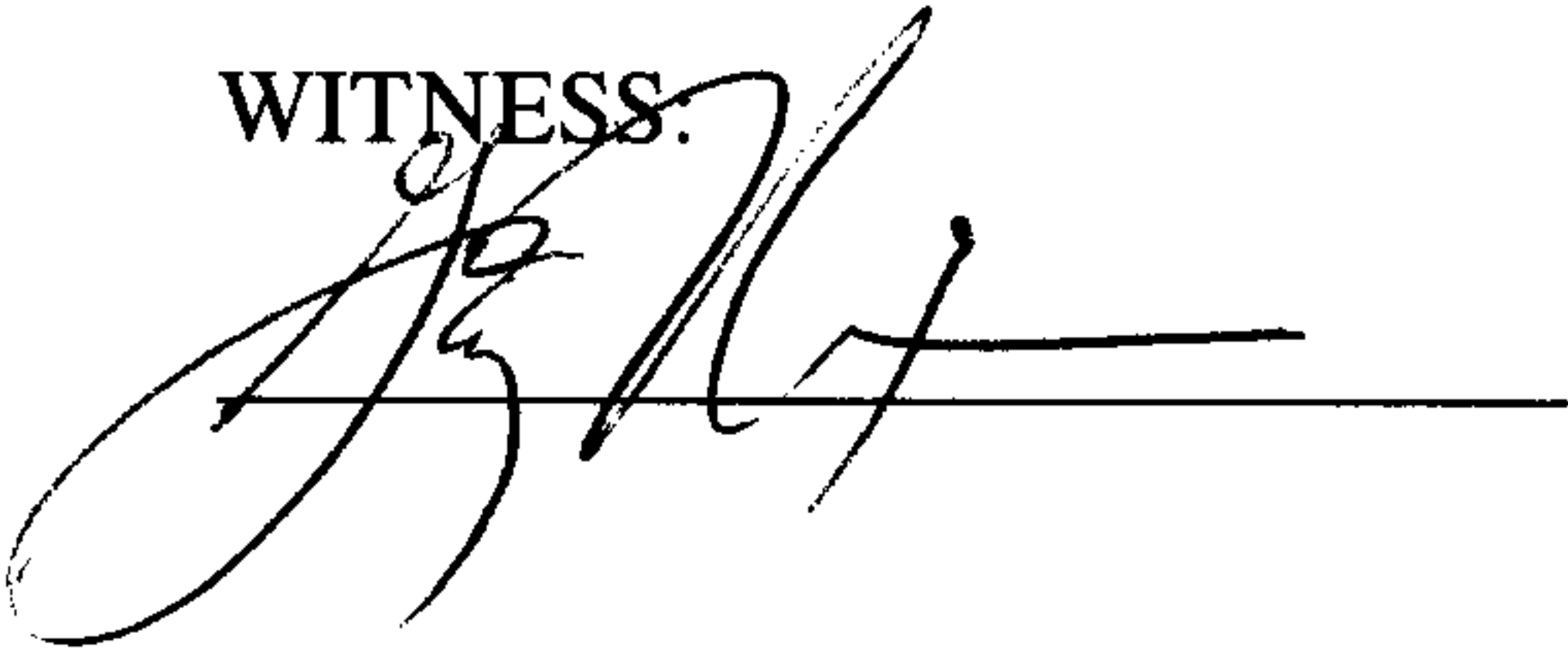
1. Ad Valorem taxes for the current tax year.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Those certain matters more particularly set forth on Exhibit B attached hereto.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

The Property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed on the 7th day of November, 2002.

WITNESS.



JAMES I. MCCORMICK, JR.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James I. McCormick, Jr., an individual, 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 said instrument, he executed the same voluntarily on the day the same bears.

Given under my hand and official seal this the 7th day of November, 2002.



Notary Public

AFFIX SEAL

My commission expires: 7-26-2006

Exhibit A

(Legal Description)

An undivided one-half interest in that certain tract of land lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

PARCEL I:

The W-1/2 of NW-1/4 of SE-1/4, Section 1, Township 21, Range 3 West, EXCEPT portion conveyed to State of Alabama for U.S. Highway 65 right of way.

PARCEL II:

The NW-1/4 of NE-1/4, Section 1, Township 21 South, Range 3 West; EXCEPT tract conveyed to Green Valley Homes by John A. Hines, Jr. by deed recorded in Deed Book 263, Page 21, in said Probate Office;

ALSO, the E-1/2 of SE-1/4, Section 1, Township 21 South, Range 3 West.

LESS AND EXCEPT any part lying within the right of way of a public road.

LESS AND EXCEPT those two parcels shown as Parcel ID # 23-1-01-1-001-003.001, (assessed by Mary A. Underwood); and Parcel ID # 23-1-01-1-001-003.002, (assessed by Annie Mae and Walter Cunningham), on Shelby County tax map.

PARCEL III:

The SW-1/4 of SE-1/4, Section 36, Township 20 South, Range 3 West, EXCEPT a tract in the SW corner thereof as recorded in Deed Book 353, Page 325; ALSO EXCEPT a tract sold to Sarah Jane Thomas in 1941, as shown by deed recorded in Deed Book 115, Page 170, in the Probate Office of Shelby County, Alabama. ALSO, the W-1/2 of SE-1/4 of SE-1/4 and the S-1/2 of NE-1/4 of SE-1/4, Section 36, Township 20 South, Range 3 West, EXCEPT right of way for U.S. Highway I-65.

LESS AND EXCEPT that portion conveyed to the State of Alabama for U.S. Highway 65 right of way.

PARCEL IV:

The N-1/2 of NE-1/4 of SE-1/4 of Section 36, Township 20 South, Range 3 West; ALSO, the E-1/2 of SE-1/4 of SE-1/4 of Section 36, Township 20, Range 3 West.

PARCEL V:

The NE-1/4 of NE-1/4, Section 1, Township 21 South, Range 3 West.

A part of the SE-1/4 of NE-1/4 of Section 1, Township 21 South, Range 3 West, more particularly described as follows: Begin at the NW corner of said forty and run South 188 yards; thence East parallel with North line of said forty to a point which is 70 yards West of the East line of said forty; thence North 70 yards; thence East 70 yards to East line of said forty; thence North 118 yards to Northeast corner of said forty; thence West to point of beginning.

ALSO part of SE-1/4 of NE-1/4 of Section 1, Township 21 South, Range 3 West, described as follows: Commence at NW corner of said forty and run South along West line of said 1/4-1/4 Section 564 feet to point of beginning; thence turn an angle of 87 degrees 59 minutes to left and run 974.59 feet; thence turn an angle of 113 degrees 26 minutes to right and run 255.98 feet; thence turn an angle of 66 degrees 30 minutes to right and run a distance of 864.60 feet to West line of said forty; thence turn an angle of 88 degrees 03 minutes to right and run along 1/4-1/4 Section line a distance of 235 feet to point of beginning.

PARCEL VI:

The N-1/2 of NW-1/4 of Section 6, Township 21 South, Range 2 West.

The SW-1/4 of NW-1/4 of Section 6, Township 21 South, Range 2 West, EXCEPT the South 210 feet of said tract.

The SE-1/4 of NE-1/4 of Section 1, Township 21 South, Range 3 West, EXCEPT tract sold to Judge Allen as described in Deed Book 89, Page 27, and EXCEPT tracts sold to James Merritt as described in Deed Book 100, Page 543, Deed Book 115, Page 207, and in Deed Book 207, Page 456, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that property described in Deed Book 132, Page 812.

The SW-1/4 of NE-1/4 of Section 1, Township 21 South, Range 3 West. EXCEPT a tract sold to Will and Lilie J. Watts as described in Deed Book 43, Page 64, and also EXCEPT a tract sold to W. M. Clarke as described in Deed Book 39, Page 259, in said Probate Office.

LESS AND EXCEPT that property described in Deed Book 310, Page 989, Instrument #1994-27620 and Instrument #2000-14541.

The E-1/2 of NW-1/4 of SE-1/4 of Section 1, Township 21 South, Range 3 West, EXCEPT tract sold as described in deed recorded in Deed Book 255, Page 695, in said Probate Office.

The SW-1/4 of SE-1/4 of Section 1, Township 21 South, Range 3 West, EXCEPT lot sold to Fletcher Swayne described as follows: Begin at SW corner of said forty; thence East along said South forty line 630 feet; thence North 210 feet; thence West 630 feet to said forty line; thence South 210 feet to point of beginning of said exception. ALSO EXCEPT lot sold to Mattie and Davies Harris as described in Deed Book 210, Page 569, and EXCEPT tract sold to Ed and Nettie Norris as described in Deed Book 205, Page 619, and EXCEPT tract sold to Clifford Moore as described in Deed Book

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PARCEL VI, (Continued):

216, Page 669, and EXCEPT tract sold to James Ross as described in Deed Book 250, Page 523; ALSO EXCEPTING right of way of U. S. Highway #31, and EXCEPTING right of way of U.S. I-65 Highway.

LESS AND EXCEPT the following: Commence at the SW corner of the SW-1/4 of the SE-1/4 of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and run in a Northerly direction along the West line of said 1/4-1/4 for a distance of 454.70 feet to a point; thence turn an angle to the right of 92 degrees 50 minutes 03 seconds and run in an Easterly direction for a distance of 168.92 feet to the point of beginning of the property herein described; from the point of beginning, thence turn an angle to the right of 72 degrees 47 minutes 00 seconds and run in a Southeasterly direction for a distance of 210 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes and run in a Northeasterly direction for a distance of 210 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Northwesterly direction for a distance of 210 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southwesterly direction for a distance of 210 feet to the point of beginning.

LESS AND EXCEPT that property described in Deed Book 335, Page 65; Deed Book 335, Page 335; Deed Book 349, Page 937, and Real Volume 206, Page 80.

PARCEL VII:

Beginning at the NE corner of NW-1/4 of SE-1/4 of Section 1, Township 21, Range 3 West, thence along the forty line South 2 degrees 30 minutes East 600 feet; thence North 89 degrees 30 minutes West 598 feet; North 00 degrees 30 minutes East 375.0 feet; thence South 89 degrees 30 minutes East 110.0 feet; thence North 00 degrees 30 minutes East 210 feet to the North line of said forty; thence along the North line South 89 degrees 30 minutes East 450.0 feet to point of beginning, in Shelby County, Alabama.

PARCEL VIII:

The South 210 feet of the SW-1/4 of NW-1/4 of Section 6, Township 21 South, Range 2 West.

All situated in Shelby County, Alabama.

Exhibit B

(Title Exceptions)

1. Right of Way to Shelby County as recorded in Deed Book 166, Page 308; Deed Book 216, Page 142; Deed Book 274, Page 419 and Deed Book 184, Page 476 in the office of the Judge of Probate of Shelby County.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 207, Page 676; Deed Book 207, Page 677; Deed Book 210, Page 114; Deed Book 210, Page 121; Deed Book 210, Page 123; Deed Book 210, Page 125; Deed Book 218, Page 651; Deed Book 218, Page 656; Deed Book 207, Page 669; Deed Book 48, Page 617; Deed Book 145, Page 297; Deed Book 138, Page 57; Deed Book 220, Page 39; Deed Book 130, Page 89 and Deed Book 138, Page 57 in the office of the Judge of Probate of Shelby County.
3. Agreement for water line easement as recorded in Instrument #1992-21213 in the office of the Judge of Probate of Shelby County.
4. Denial of all existing, future, or potential common law or statutory rights of access between subject property and I-65 in the office of the Judge of Probate of Shelby County.
5. Easement to the City of Alabaster as recorded in Instrument #1995-7075 in the office of the Judge of Probate of Shelby County.
6. Easement to Alabaster Water and Gas Board as recorded in Instrument #1992-21213 in the office of the Judge of Probate of Shelby County.