


THIS INSTRUMENT PREPARED BY:  
Jackson W. Guyton  
Parsons & Guyton, Atty.  
4507 Gary Avenue  
Fairfield, AL 35064  
(205) 786-7084

SEND TAX NOTICE TO:  
FOREST HILL LAND CO. INC.  
465-4-H ROAD  
COLUMBIANA, AL. 35051

**STATUTORY WARRANTY DEED (WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA }

JEFFERSON COUNTY }

  
20021216000626480 Pg 1/4 66.00  
Shelby Cnty Judge of Probate, AL  
12/16/2002 09:18:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of FORTY FIVE THOUSAND SIX HUNDRED DOLLARS (\$45,600.00)

to the Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,  
**Robert L. Robinson, a married man individually and the Homestead. A joint venture by their members**  
namely:

**Robert L. Robinson, a married man**  
**Arthur P. Bagby, III, a married man**  
**John W. Kidd, a married man**

**The ESTATE of ROBERT W. BOND deceased, Case No. 124088 by Dow Flint Bond and William G. Bond in**  
**their capacity as personal representatives and FOREST HILL LAND CO. INC.**

(herein referred to as Grantor, whether one or more) grant, bargain, sell and convey unto

**FOREST HILL LAND CO. INC. an undivided three-fifths 3/5**

(herein referred to as Grantee, whether one or more), in and to the following described real estate, situated in  
SHELBY County, Alabama, to wit:

**SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION**

**NONE OF THE PROPERTY DESCRIBED HEREIN IS THE HOMESTEAD OF ANY OF THE GRANTORS**

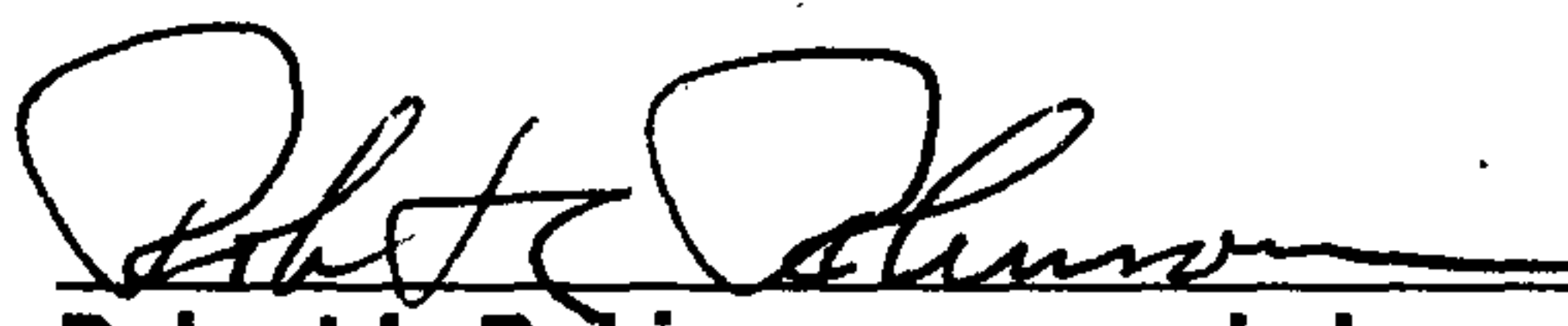
**THE SIGNATURES OF THE JOINT VENTURE AGREEMENT ARE PURSUANT TO THE TERMS AND CONDITIONS**  
**OF THAT CERTAIN JOINT VENTURE AGREEMENT DATED JULY 21, 1983 BY AND BETWEEN ROBERT L.**  
**ROBINSON, ARTHUR P. BAGBY, III, ROBERT BOND, JOHN W. KIDD AND FOREST HILL LAND CO.**  
**INCORPORATED FILED FOR RECORD OCTOBER 5, 1990 RECORDED IN BOOK 313 PAGE 338 IN THE**  
**PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**


The purpose of this conveyance is to properly vest title in FOREST HILL LAND CO., INC. as to a four-fifths  
4/5 interest and in ROBERT L. ROBINSON as to a one-fifth 1/5 interest.

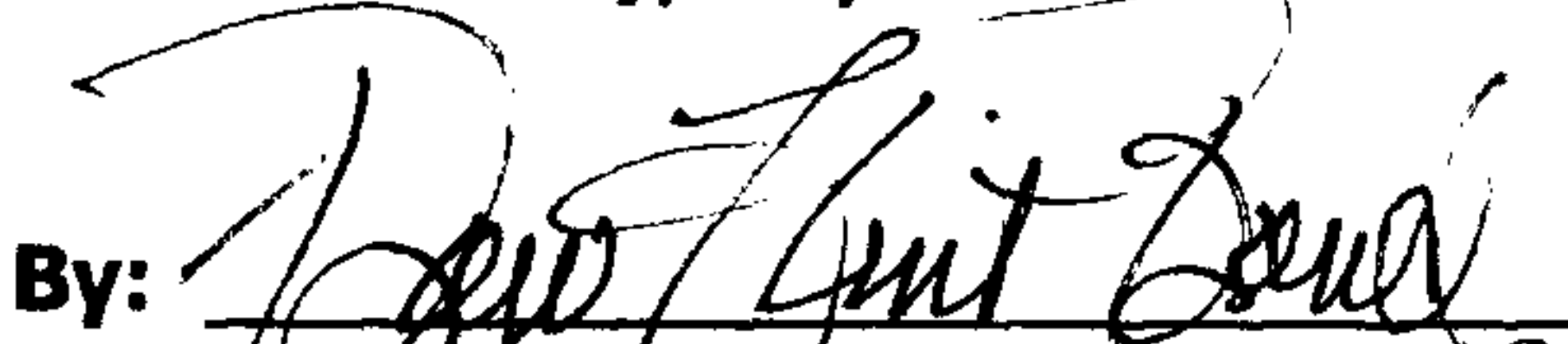
\$34,826.79 (Thirty Four Thousand Eight Hundred Twenty Six Dollars and seventy nine cents) of the above  
consideration was from the proceeds of an EXCHANGE TRUST AGREEMENT dated June 1, 2002 between  
FOREST HILL LAND COMPANY, INC. and JACKSON W. GUYTON as Trustee pursuant to Section 1031 of the  
INTERNAL REVENUE CODE of 1986 as amended.

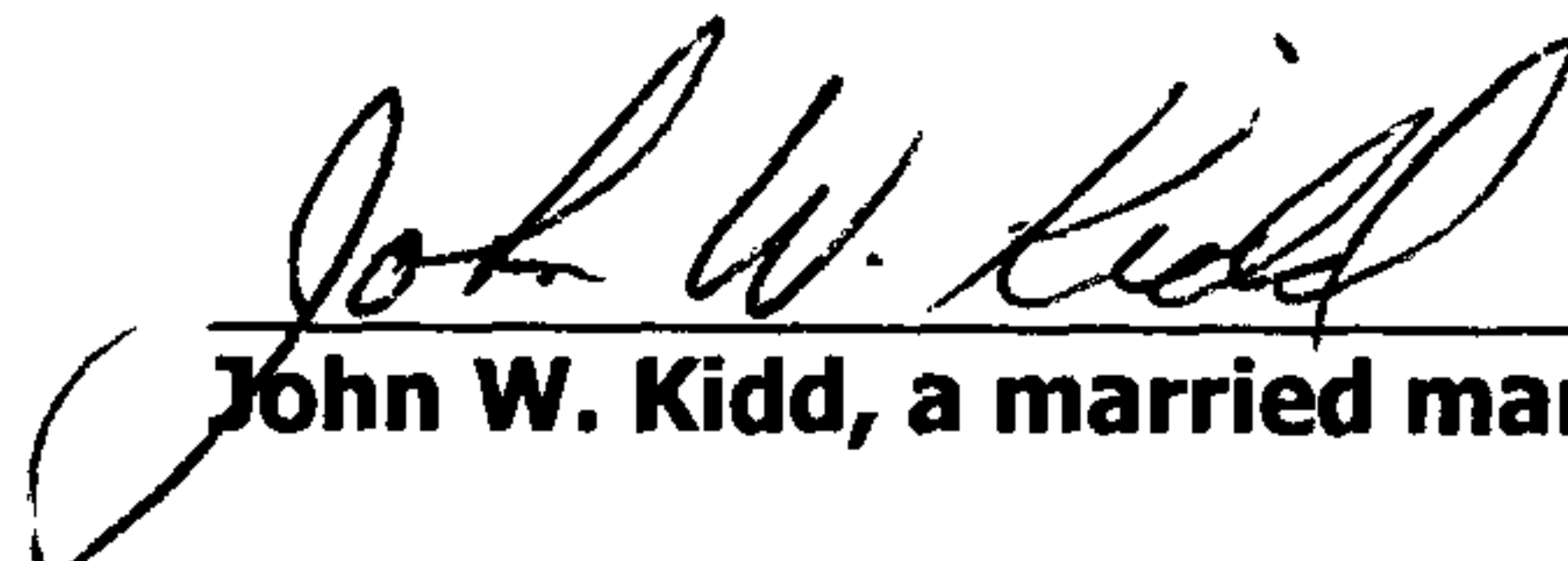
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF WE have hereunto set OUR hand(s) and seal(s) this 6<sup>th</sup>  
day of NOVEMBER 2002,

 (SEAL)  
Robert L. Robinson, a married man individually  
and the HOMESTEAD, A JOINT VENTURE

 (SEAL)  
Arthur P. Bagby, III, a married man

By:  (SEAL)  
DOW FLINT BOND Personal Representative  
THE ESTATE OF ROBERT W. BOND deceased  
Case No. 124088, Jefferson County, AL

 (SEAL)  
John W. Kidd, a married man

FOREST HILL LAND CO. INC  
By:  (SEAL)  
PHOEBE D. ROBINSON, President

By: \_\_\_\_\_ (SEAL)  
WILLIAM G. BOND Personal Representative  
THE ESTATE OF ROBERT W. BOND deceased  
Case No. 124088 Jefferson County, AL

**SEE ATTACHED PAGES FOR ACKNOWLEDGMENTS**

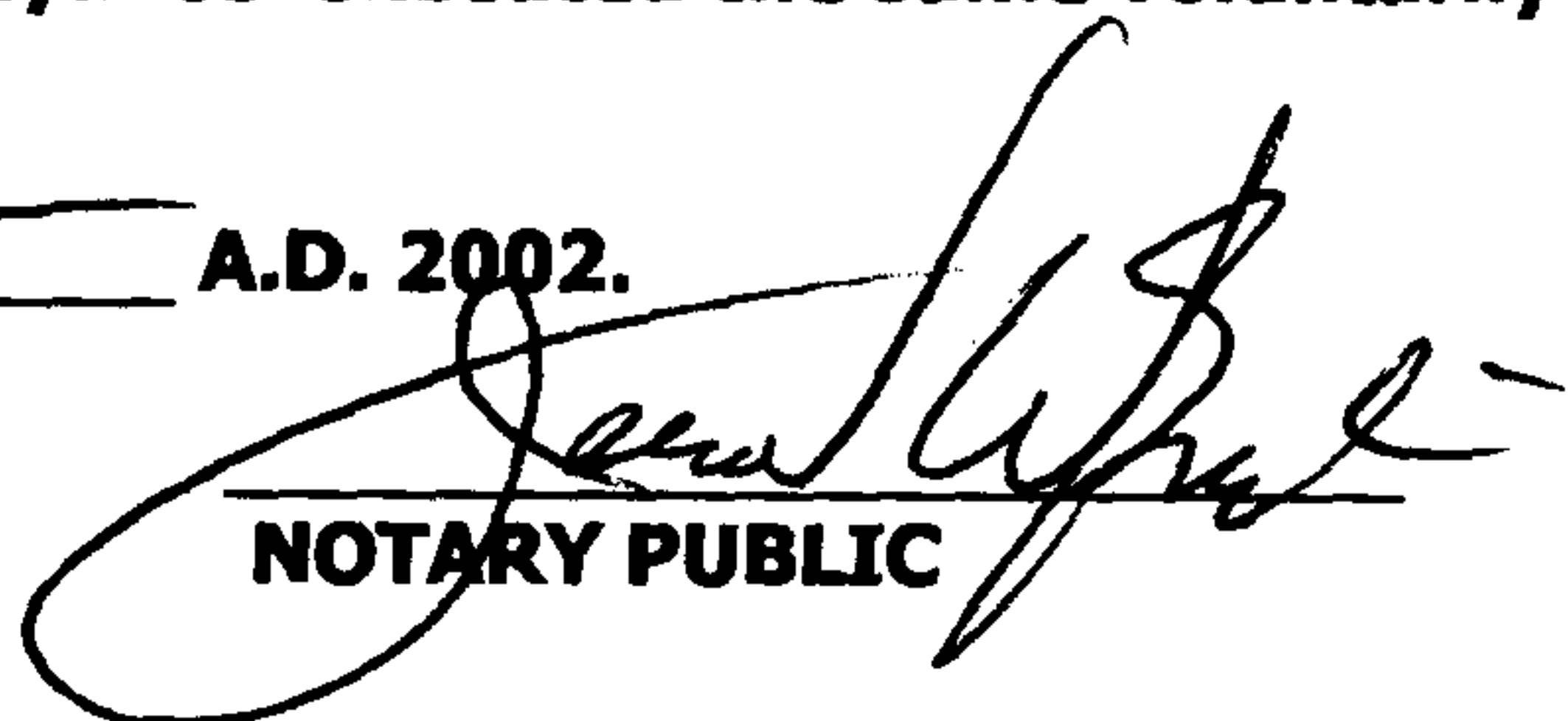
STATE OF ALABAMA }

JEFFERSON COUNTY }

GENERAL ACKNOWLEDGEMENT

I, Jackson W. Guyton, a Notary Public in and for said County County in said State hereby certify that Robert L. Robinson, individually and a member of THE HOMESTEAD, A JOINT VENTURE, dated July 21, 1983 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 21<sup>st</sup> day of Oct A.D. 2002.

  
NOTARY PUBLIC

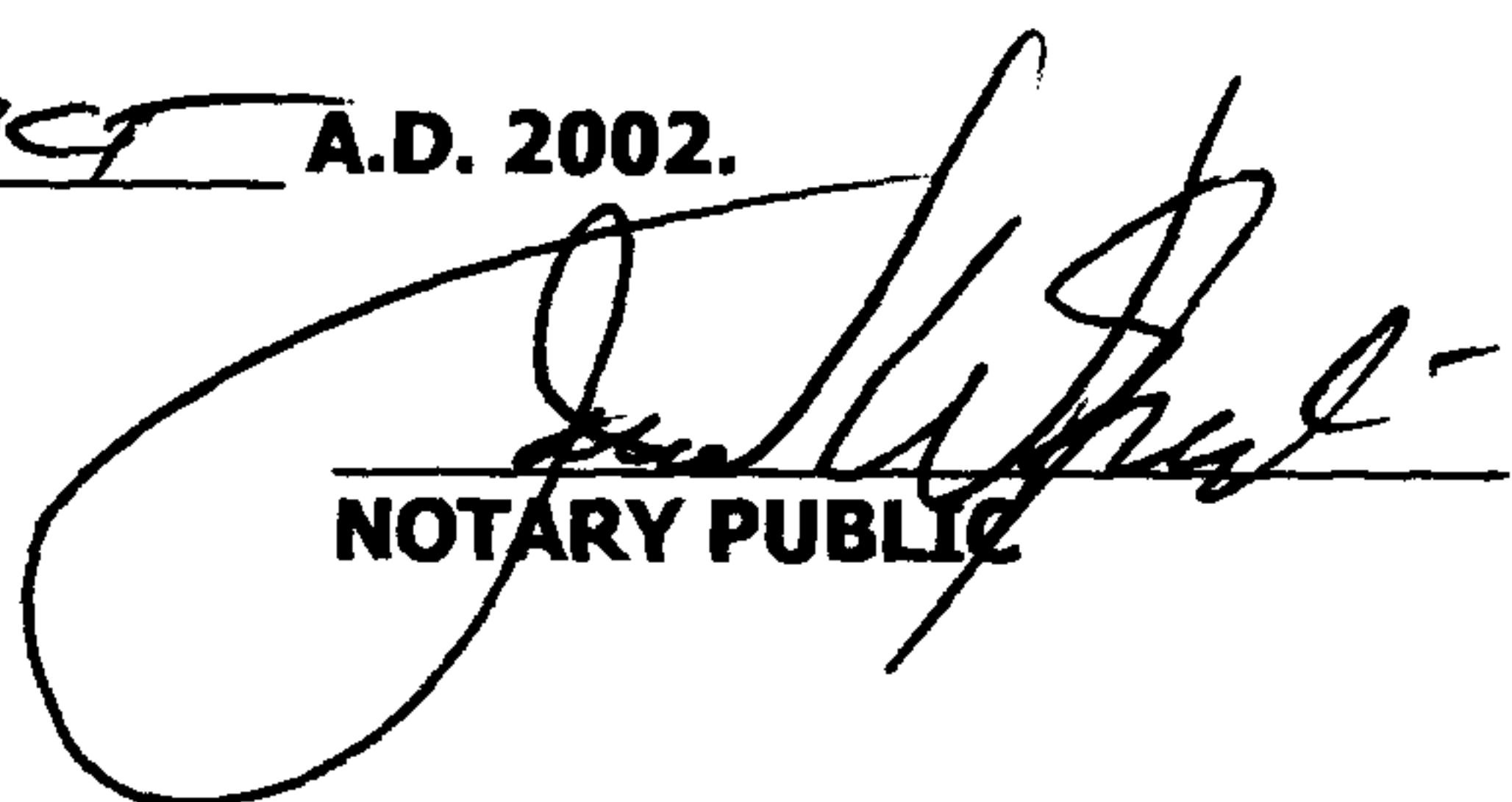
STATE OF ALABAMA }

JEFFERSON COUNTY }

GENERAL ACKNOWLEDGEMENT

I, Jackson W. Guyton, a Notary Public in and for said County County in said State hereby certify that Phoebe D. Robinson, as President of FOREST HILL LAND CO. INC. and a member of THE HOMESTEAD, A JOINT VENTURE, dated July 21, 1983 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 21<sup>st</sup> day of Oct A.D. 2002.

  
NOTARY PUBLIC

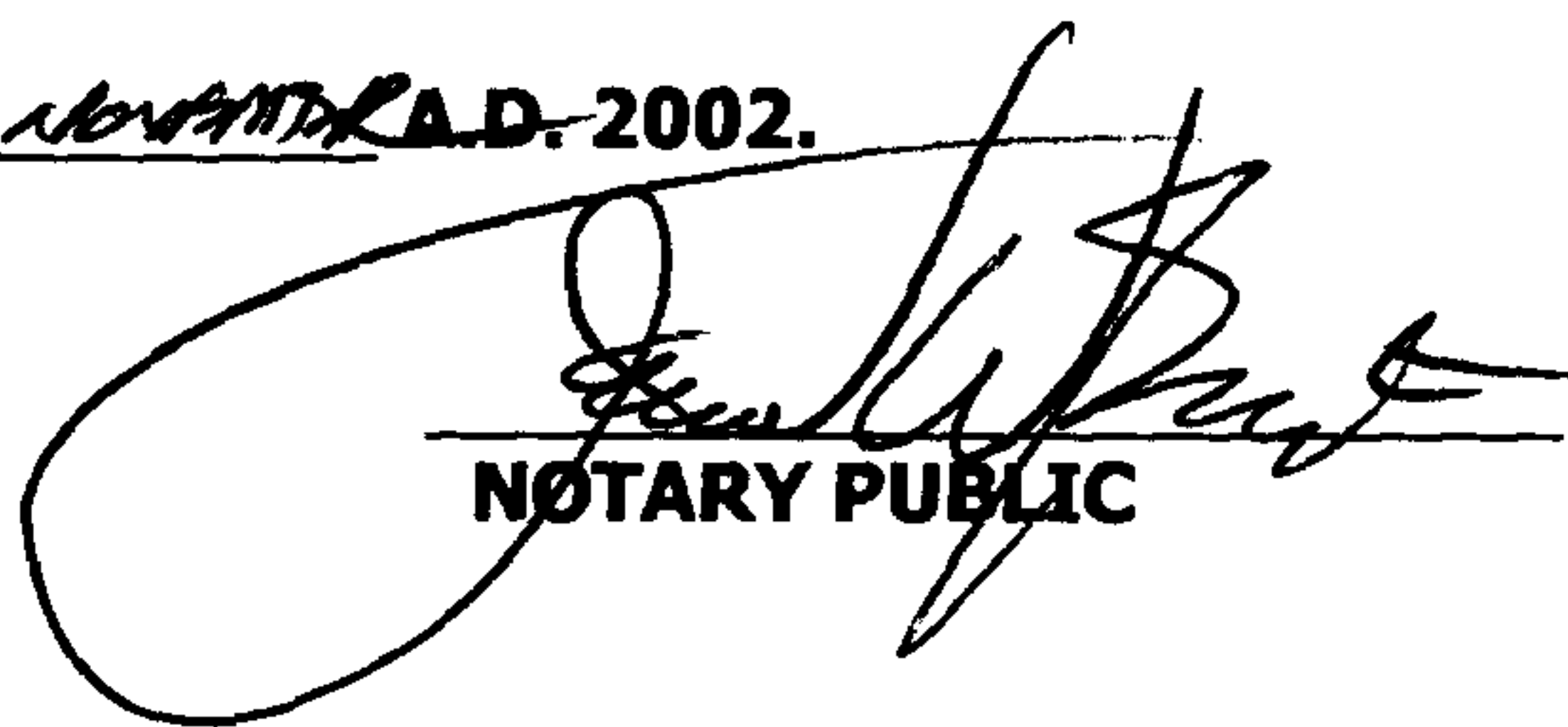
STATE OF ALABAMA }

JEFFERSON COUNTY }

GENERAL ACKNOWLEDGEMENT

I, Jackson W. Guyton, a Notary Public in and for said County County in said State hereby certify that Dow Flint Bond one of the Personal Representatives in the ESTATE of ROBERT W. BOND, deceased CASE NO. 124088 and a member of THE HOMESTEAD, A JOINT VENTURE, dated July 21, 1983 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 6<sup>th</sup> day of November A.D. 2002.

  
NOTARY PUBLIC

STATE OF ALABAMA }

JEFFERSON COUNTY }

GENERAL ACKNOWLEDGEMENT

I, \_\_\_\_\_ a Notary Public in and for said County County in said State hereby certify that William G. Bond one of the Personal Representatives in the ESTATE of ROBERT W. BOND, deceased CASE NO. 124088 and a member of THE HOMESTEAD, A JOINT VENTURE, dated July 21, 1983 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2002.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ALABAMA }

JEFFERSON COUNTY }

**GENERAL ACKNOWLEDGEMENT**

I, JACKSON W. GUYTON a Notary Public in and for said County County in said State hereby certify that John W. Kidd a married man and a member of THE HOMESTEAD, A JOINT VENTURE, dated July 21, 1983 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 23<sup>RD</sup> day of OCT A.D. 2002.

  
NOTARY PUBLIC

STATE OF ALABAMA }

JEFFERSON COUNTY }

**GENERAL ACKNOWLEDGEMENT**

I, JACKSON W. GUYTON a Notary Public in and for said County County in said State hereby certify that Arthur P. Bagby, III, a married man and a member of THE HOMESTEAD, A JOINT VENTURE, dated July 21, 1983 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 25<sup>TH</sup> day of OCT A.D. 2002.

  
NOTARY PUBLIC



EXHIBIT "A"

PARCEL I:

A parcel of land situated in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northeast corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama; thence South  $87^{\circ}03'59''$  West assumed along the North line of Section 18 609.92 feet; thence South  $1^{\circ}50'29''$  East 2400.01 feet; thence North  $87^{\circ}01'13''$  West 686.49 feet; thence South  $2^{\circ}26'42''$  West 807.96 feet to a  $5/8''$  rebar set at the Point of Beginning; thence South  $2^{\circ}35'46''$  West 793.34 feet to a  $5/8''$  rebar found; thence South  $71^{\circ}20'57''$  East 101.55 feet to a  $1/2''$  rebar found; thence South  $20^{\circ}16'44''$  East 428.03 feet to a  $5/8''$  rebar found on the Northerly right of way line of McClure Drive; thence South  $88^{\circ}33'09''$  East 55.01 feet to a  $5/8''$  rebar set at the point of curvature of a non-tangent curve, concave to the South, having a radius of 1809.34 feet a central angle of  $6^{\circ}26'00''$ , and a chord of 203.05 feet bearing South  $86^{\circ}47'10''$  East; thence East along said curve and line 203.16 feet to a  $5/8''$  rebar set; thence South  $83^{\circ}34'10''$  East along said line 162.90 feet to a  $1/2''$  rebar found at the Southwest corner of the Homestead Survey of the Bell Property as recorded in Plat Book 22, page 77 in the Probate Office of said County; thence North  $24^{\circ}40'29''$  West along the West line of said survey 574.94 feet to a  $5/8''$  rebar set; thence North  $71^{\circ}05'35''$  East along the North line of said survey 222.24 feet to a  $5/8''$  rebar set; thence South  $24^{\circ}24'48''$  East along the East line of said survey 118.83 feet to a  $5/8''$  rebar set; thence North  $49^{\circ}43'51''$  East 146.52 feet to a  $5/8''$  rebar set; thence North  $88^{\circ}43'11''$  East 111.00 feet to a  $1/2''$  rebar found; thence North  $37^{\circ}49'25''$  East 192.90 feet to a  $5/8''$  rebar set on the Westerly right of way line of Homestead Drive, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 435.92 feet a central angle of  $19^{\circ}09'12''$ , and a chord of 145.05 feet bearing North  $41^{\circ}57'30''$  West; thence Northwest along said curve and line 145.72 feet to a  $5/8''$  rebar set; thence North  $32^{\circ}22'54''$  West 156.34 feet to a  $5/8''$  rebar set at the point of curvature of a tangent curve, concave to the East, having a radius of 519.56 feet, a central angle of  $30^{\circ}50'00''$  and a chord of 276.24 feet bearing North  $16^{\circ}57'54''$  West; thence Northwest along said curve and line 279.60 feet to a  $5/8''$  rebar set; thence North  $1^{\circ}32'54''$  West 52.68 feet to a  $5/8''$  rebar set; thence South  $87^{\circ}14'10''$  West 726.77 feet to the Point of Beginning.

PARCEL II:

An undivided non-exclusive interest along with all other real estate owners within The Homestead Subdivision for the right of ingress and egress for recreational water borne vehicles to the waters of Lay Lake, described as starting at the Southwest corner of Homestead Canal as shown on the map of The Homestead Sector "A", Phase II as recorded in Map Book 13, page 87, in the Probate Office of Shelby County, Alabama.

Begin at the Southwest corner, thence running North  $77^{\circ}57'51''$  East a distance of 63.14 feet to a point; thence South  $13^{\circ}11'50''$  East a distance of 47.17 feet to a point on the North right of way line of Homestead Drive; thence South  $79^{\circ}11'01''$  West a distance of 61.38 feet to a point; thence North  $15^{\circ}26'19''$  West a distance of 45.94 feet to the point of beginning.