

This instrument was prepared by and
after recordation return to:
David F. Golden, Esq.
Troutman Sanders LLP
Bank of America Plaza,
Suite 5200, 600 Peachtree Street, NE
Atlanta, Georgia 30308-2216

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

495,000

KNOW ALL MEN BY THESE PRESENTS, THAT I, CHLOETTE O. BROWN of the State of Georgia ("Grantor"), for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable considerations to me in hand paid by the CHLOETTE BROWN FAMILY, LLC, a Georgia domestic limited liability corporation whose address is 1000 Lenox Park Boulevard, Room 327, Atlanta, Georgia 30319 ("Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits) the receipt whereof I hereby acknowledge, do grant, bargain, sell and convey unto Grantor all of my interest in the following described real estate, all situated in Shelby County, Alabama, to-wit:

All of the W1/2 of Section 10 lying west of Shoal Creek and south of a line beginning at a point on the West line of said section which is 1694.10 feet north of the SW corner of NW 1/4 of said section and run thence east and parallel with the east and west center line of said section 1821 feet more or less to Shoal Creek;

Also a strip of land including Shoal Creek and extending 17 feet beyond the banks thereof on either side and following the meandering of said banks from the north line of said section 10 to a line extending across the mill dam and commonly known as the Killough Mill dam;

Also the SE 1/4 of SE 1/4 and 18 acres off the East side of the SW 1/4 of SE 1/4 and the S 1/2 of the N 1/2 of the SE 1/4 and the East 1750 feet of the N 1/2 of the N 1/2 of the SE 1/4 and the E 1/2 of the E 1/2 of the NE 1/4 all in Section 9;

Also the E 1/2 of the SE 1/4 of the SE 1/4, in Section 4;

Except a roadway 30 feet in width adjoining the west line of the NW ¼ of Section 10 and except a roadway 30 feet in width adjoining the North line of the SE ¼ of Section 9.

All of the above described property being situated in Township 22, Range 3 West, Shelby County, Alabama.

All that part of the South Half of Section 10, Township 22 South, Range 3 West lying West of Alabama Highway #119 and lying East of Shoal creek and South of the Mill Road, known as the Killough Mill Road, leading from the Ashville Road to the Mill known as the Killough Mill, excepting the parcel conveyed to John M. Stephens as described in Deed Book 205 at Page 203, Office of Judge of Probate of Shelby County, Alabama, and also excepting the parcel conveyed to M. W. Burton and wife, Dorothy J. Burton, as described in Deed Book 248 at Page 80 in said Probate Office, less and except easements and rights of way of record. Containing 125 acres, more or less.


This conveyance is made subject to the following:

All recorded or unrecorded easements, liens, rights-of-way and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD the aforegranted premises to the same Grantee and its assigns forever, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND Grantor for herself and her heirs and assigns, does hereby covenant with the said Grantee and its assigns, that Grantor is lawfully seized in fee of the aforegranted premises; that they are free from all encumbrances; that Grantor has good right to sell and convey the same, and that Grantor will warrant and defend the said premises to the Grantee, and its assigns, against the claims of all persons or entities whomsoever claiming by, through or under Grantor, subject only to all matters of record, deeds to secure debt and ad valorem taxes not now due and payable.

IN WITNESS WHEREOF, Grantor has hereunto set her signature and seal, this 12th day of December, 2002.



Witness

GRANTOR:

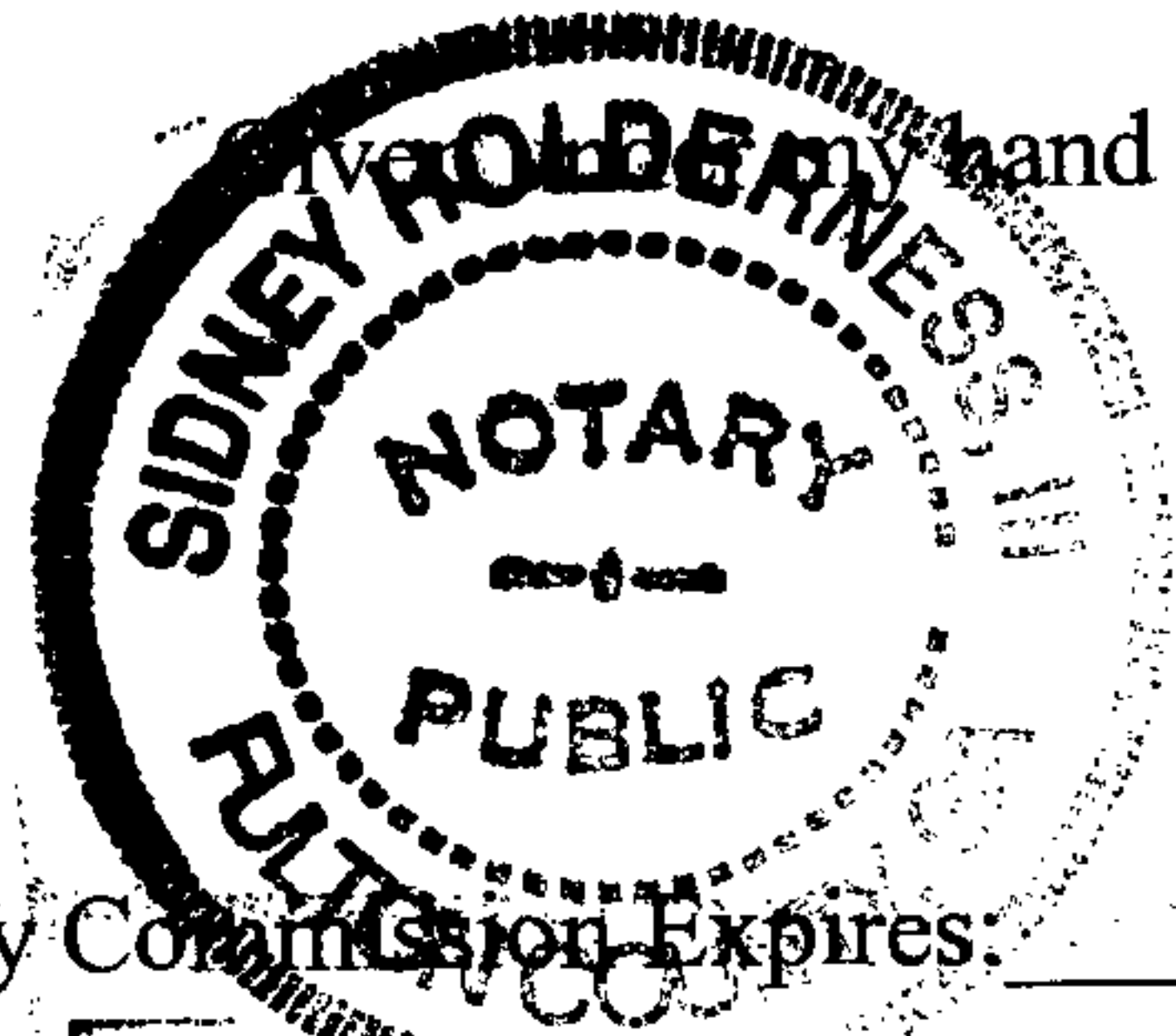
 (SEAL)

CHLOETTE O. BROWN

STATE OF GEORGIA

COUNTY OF FULTON

I, Sidney Holderness III, a notary public for the State of Georgia, hereby certify that CHLOETTE O. BROWN, whose name 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, she executed the same voluntarily on the date the same bears date.



My Commission Expires: _____

SIDNEY HOLDERNESSE, III
(Notary Public, Fulton County, Georgia)
My Commission Expires March 31, 2006

and this 12 day of December, 2002.

Sidney Holderness III
Notary Public