


THIS INSTRUMENT WAS PREPARED BY:
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Birmingham, Alabama 35203


20030709000432550 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
07/09/2003 09:40:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
ASKJ, LLC
5196 Lake Crest Circle
Hoover, Alabama 35226

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Six Hundred Sixty-five Thousand Seventy and no/100 Dollars (\$665,070.00), in hand paid to the undersigned, Lake Forest, L.L.C., a limited liability company, (hereinafter referred to as "GRANTOR"), by ASKJ, LLC, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF SET OUT FULLY HEREIN.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2003.
2. Right of Way to Alabama Power Company as recorded in Deed Book 239, Page 881; Deed Book 150, Page 89; Deed Book 219, Page 127 and Deed Book 124, Page 474.
3. Right of Way to Shelby County as recorded in Deed Book 155, Page 437 and Deed Book 216, Page 517.

ALL of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

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

And said Lake Forest, L.L.C., a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Lake Forest, L.L.C., a limited liability company by Thomas H. Brigham, Jr., its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this ____ day of July, 2003.

ATTEST:

Lake Forest, L.L.C.

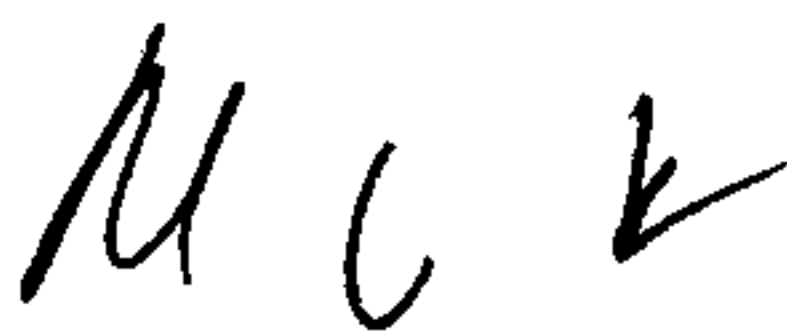


By: Thomas H. Brigham, Jr.
Its: Member

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas H. Brigham, Jr., whose name as Member of Lake Forest, L.L.C., a limited liability company, 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 the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2 day of July, 2003.



Notary Public

My commission expires: My Commission Expires May 21, 2004

A

Part of the W ½ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted SW corner of Lot 559, Lake Forest Fifth Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 30, Page 25, run in a northerly direction along the west line of said Lot 559 for a distance of 124.87 feet to an existing iron rebar being the locally accepted northwest corner of said Lot 559; thence turn an angle to the left of 90° 13' 12" and run in a westerly direction along the south lines of Lots 128 and 129, Corsentino's Addition to Eaglewood Estates 4th Sector 1st Phase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 17, for a distance of 172.80 feet to an existing iron pin; thence turn an angle to the right of 0° 3' 36" and run in a westerly direction along the south lines of Lot 130, 131, 132, 133, 134 and 135, of said Corsentino's Addition to Eaglewood Estates 4th Sector 1st Phase for a distance of 578.60 feet to an existing iron pin being the locally accepted southwest corner of said Lot 135; thence turn an angle to the left of 90° 02' 15" and run in a southerly direction for a distance of 1561.23 feet to an existing iron pin; thence turn an angle to the right of 106° 01' 49" and run in a northwesterly direction for a distance of 212.71 feet; thence turn an angle to the left of 81° 40' 18" and run in a southwesterly direction for a distance of 20.0 feet; thence turn an angle to the left of 92° 26' 09" and run in a southeasterly direction for a distance of 55.56 feet; thence turn an angle to the right of 49° 28' 18" and run in a southeasterly direction for a distance of 146.11 feet; thence turn an angle to the right of 42° 27' 51" and run in a southwesterly direction for a distance of 82.0 feet; thence turn an angle to the right of 68° 47' 05" and run in a westerly direction for a distance of 330.0 feet, more or less, to a point on the east right of way line of Shelby County Highway No. 17; thence turn an angle to the left of 78° 52' 09" and run in a southerly direction along the east right of way line of said Shelby County Highway No. 17 for a distance of 211.64 feet; thence turn an angle to the left of 90° 44' 38" and run in an easterly direction for a distance of 390.56 feet; thence turn an angle to the right of 27° 26' 33" and run in a southeasterly direction for a distance of 16.40 feet; thence turn an angle to the left of 40° 12' 45" and run in an easterly direction for a distance of 135.49 feet; thence turn an angle to the left of 48° 19' 27" and run in a northeasterly direction for a distance of 44.10 feet; thence turn an angle to the right of 38° 20' 06" and run in a northeasterly direction for a distance of 36.30 feet; thence turn an angle to the left of 16° 09' 47" and run in a northeasterly direction for a distance of 62.22 feet; thence turn an angle to the left of 15° 42' 11" and run in a northeasterly direction for a distance of 79.14 feet; thence turn an angle to the left of 9° 56' 41" and run in a northeasterly direction for a distance of 105.53 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 10° 57' 09" and run in a northeasterly direction for a distance of 78.75 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 31° 58' 47" and run in a northeasterly direction for a distance of 218.25 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 9° 34' 31" and run in a northeasterly direction for a distance of 99.54 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7° 26' 48" and run in a northeasterly direction for a distance of 104.63 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 14° 44' 22" and run in a northeasterly direction for a distance of 57.13 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 9° 15' 40" and run in a northeasterly direction for a distance of 130.20 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 8° 27' 55" and run in a northeasterly direction for a distance of 66.12 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 24° 08' 17" and run in a northeasterly direction for a distance of 28.36 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 36° 26' 14" and run in an easterly direction for a distance of 56.61 feet to an existing iron rebar being on the west line of the Pump Station Lot; thence turn an angle to the left of 80° 05' 12" and run in a northeasterly direction along the west line of said Pump Station Lot for a distance of 61.39 feet to an existing iron rebar being at the end of the road right of way for Scenic Lake Drive; thence turn an angle to the right of 0° 43' 50" and run in a northeasterly direction along the end of said road right of way for Scenic Lake Drive for a distance of 50.0 feet to an existing iron rebar being on the northeast right of way line of Scenic Lake Drive and said Northeast right of way line being on a curve, said curve being concave in a northeasterly direction and having a central angle of 3° 57' 57" and a radius of 1227.15 feet; thence turn an angle to the right (90° to the tangent) and run in a southeasterly direction along the arc of said curve and along the northeast right of way line of said Scenic Lake Drive for a distance of 84.94 feet to an existing iron rebar being the most westerly corner of Lot 202, Lake Forest Second Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 42; thence turn an angle to the left and run in a northeasterly direction along the northwest line of said Lot 202 for a distance of 147.81 feet to an existing iron rebar being the most northerly corner of said Lot 202; thence turn an angle to the left of 0° 10' 04" and run in a northeasterly direction along the northwest line of Lot 203 of said Lake Forest Second Sector for a distance of 100.3 feet to an existing iron rebar; thence turn an angle to the left of 8° 40' 45" and run in a northeasterly direction along the northwest line of Lots 204, 205 and 206, of said Lake Forest Second Sector for a distance of 345.69 feet to an existing iron rebar; thence turn an angle to the left of 98° 34' 41" and run in a northwesterly direction along the southwest line of Lots 593 and 592 of Lake Forest Fifth Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 30, Page 25, for a distance of 326.29 feet to an existing iron rebar being the southwest corner of said Lot 592; thence turn an angle to the right of 96° 32' 10" and run in a northerly direction along the west line of said Lot 592 for a distance of 97.01 feet to an existing iron rebar being the most southerly corner of Lot 591 of said Lake Forest Fifth Sector; thence turn an angle to the left of 3° 01' 02" and run in a northerly direction along the west line of said Lot 591 for a distance of 165.02 feet to an existing iron rebar being the southwest corner of Lot 590 of said Lake Forest Fifth Sector; thence turn an angle to the left of 9° 17' 48" and run in a northerly direction along the west line of said Lot 590 for a distance of 110.96 feet to the northwest corner of said Lot 590 and being marked by an existing iron rebar; thence turn an angle to the left of 0° 10' 32" and run in a northerly direction along the west end of the road right of way for Red Bay Drive for a distance of 50.0 feet to an existing iron rebar; thence turn an angle to the right of 90° 10' 42" and run in an easterly direction along the north right of way line of said Red Bay Drive for a distance of 62.45 feet, more or less, to the point of beginning.