

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Hidden Ridge Estates, LLC
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

\$337,449.89

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Spratlin Construction Company, Inc., an Alabama Corporation , Cornerstone Building Company, Inc., an Alabama Corporation, William F. Spratlin and wife, Jenny Y. Spratlin** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Hidden Ridge Estates, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **30th** day of **July, 2003**.

Spratlin Construction Company, Inc.
BY: William F. Spratlin
William F. Spratlin, President

William F. Spratlin
William F. Spratlin

Cornerstone Building Company, Inc.
BY: Donald M. Acton
Donald M. Acton, President


Jenny Y. Spratlin
Jenny Y. Spratlin

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin whose name as President of Spratlin Construction Company, Inc., an Alabama Corporation, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of July, 2003.



NOTARY PUBLIC
My Commission Expires: 6-5-2007

STATE OF ALABAMA)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald M. Acton, whose name as President of Cornerstone Building Company, Inc., an Alabama Corporation, 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 Instrument, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of July, 2003.



NOTARY PUBLIC
My Commission Expires: 6-5-2007

STATE OF ALABAMA)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin and wife, Jenny Y. Spratlin, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of July, 2003.



NOTARY PUBLIC
My Commission Expires: 6-5-2007

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 142677

A parcel of land situated in Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a railroad rail found locally accepted to be the Northeast corner of the Northeast quarter of Section 25, Township 20 South, Range 2 West and run in a Westerly direction along the North line of said Northeast quarter for a distance of 487.05 feet to an iron pin found at the point of beginning; thence turn an angle to the left of 92 degrees, 09 minutes, 34 seconds and run in a Southerly direction for a distance of 1,342.02 feet to an iron pin found; thence turn an angle to the left of 87 degrees, 44 minutes, 34 seconds and run in an Easterly direction for a distance of 487.23 feet to a point on the East line of said Northeast quarter; thence turn an angle to the right of 87 degrees, 43 minutes, 10 seconds and run in a Southerly direction along the East line of said Northeast quarter for a distance of 949.95 feet to a point; thence turn an angle to the right of 89 degrees, 35 minutes, 04 seconds and run in a Westerly direction for a distance of 302.46 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southerly direction for a distance of 829.35 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction for a distance of 1,033.84 feet to a point; thence turn an angle to the right of 90 degrees, 35 minutes, 13 seconds and run in a Northerly direction for a distance of 1,017.23 feet to a point; thence turn an angle to the left of 74 degrees, 06 minutes, 21 seconds and run in a Northwesterly direction for a distance of 360.83 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 60.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 45.00 feet to a point on a curve to the left, having a central angle of 90 degrees, 00 minutes, 00 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a Southeasterly to Northeasterly direction for a distance of 39.27 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 12.83 feet to a point on a curve to the right, having a central angle of 45 degrees, 34 minutes, 11 seconds and a radius of 205.00 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 163.05 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 174.94 feet to a point; thence turn an angle to the left of 61 degrees, 27 minutes, 50 seconds and run in a Northerly direction for a distance of 986.38 feet to a point on a curve to the left, having a central angle of 22 degrees, 44 minutes, 56 seconds and a radius of 170.00 feet; thence turn an angle to the chord of said curve of 63 degrees, 59 minutes, 54 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 67.50 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 134.27 feet to a point on a curve to the left, having a central angle of 39 degrees, 32 minutes, 58 seconds and a radius of 173.28 feet; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 119.61 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 199.41 feet to a point on a curve to the left, having a central angle of 10 degrees, 11 minutes, 21 seconds and a radius of 530.83 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 94.40 feet to a point; thence run tangent to last stated curve in a Southwesterly

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SCHEDULE A – LEGAL DESCRIPTION (Continued)

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direction for a distance of 121.59 feet to a point on a curve to the right, having a central angle of 17 degrees, 08 minutes, 40 seconds and a radius of 1,100.09 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 329.18 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 89.72 feet to a point on a curve to the right, having a central angle of 70 degrees, 35 minutes, 56 seconds and a radius of 205.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 252.60 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 48.73 feet to a point on a curve to the left, having a central angle of 34 degrees, 39 minutes, 20 seconds and a radius of 245.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 148.19 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 122.96 feet to a point on a curve to the left, having a central angle of 115 degrees, 32 minutes, 42 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a Northwesterly to Southwesterly direction for a distance of 50.42 feet to a point on the Easterly right of way line of Shelby County Highway No. 331 also known as Fire Tower Road; thence turn an angle to the right from the chord of said curve of 122 degrees, 13 minutes, 39 seconds and run in a Northwesterly direction along the Easterly right of way line of said Shelby County Highway No. 331 for a distance of 121.92 feet to a point on a curve to the left, having a central angle of 64 degrees, 27 minutes, 18 seconds and a radius of 25.00 feet; thence turn an angle to the right to the chord of said curve of 147 degrees, 46 minutes, 21 seconds and run in a Southeasterly direction along the arc of said curve for a distance of 28.12 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 175.53 feet to a point on a curve to the right, having a central angle of 34 degrees, 39 minutes, 20 seconds and a radius of 305.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 184.48 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 48.73 feet to a point on a curve to the left, having a central angle of 70 degrees, 35 minutes, 56 seconds and a radius of 145.00 feet; thence run along the arc of said curve in a Southeasterly to Northeasterly direction for a distance 178.67 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 89.72 feet to a point on a curve to the left, having a central angle of 17 degrees, 08 minutes, 40 seconds and a radius of 1,040.09 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 311.22 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 121.59 feet to a point on a curve to the right, having a central angle of 10 degrees, 11 minutes, 21 seconds and a radius of 590.83 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 105.07 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 199.41 feet to a point on a curve to the right, having a central angle of 38 degrees, 01 minutes, 51 seconds and a radius of 233.28 feet; thence run in a Northeasterly to Southeasterly direction along the arc of said curve for a distance of 154.84 feet to a point; thence turn an angle to the left from the chord of said curve of 23 degrees, 24 minutes, 42 seconds and run in a Northeasterly direction for a distance of 207.63 feet to a point; thence turn an angle to the left of 60 degrees, 40 minutes, 53 seconds and run in a Northerly direction for a distance of 573.63 feet to an iron pin found on the North line of said Northeast quarter; thence turn an angle to the right of 92 degrees 04 minutes 03

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SCHEDULE A – LEGAL DESCRIPTION (Continued)

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seconds and run in an Easterly direction along the North line of said Northeast quarter for a distance of 835.08 feet to the point of beginning.

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION (Continued)

Issuing Office File No.: 142677

Less and Except:

Proposed Lot 15 in Hidden Ridge Estates, situated in the E ½ of the E ½ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Commence at a Rail Road rail found locally accepted to be the NE corner of said Section 25; thence run South along the East line of said Section 25 for a distance of 4,028.58 feet to an iron pin found at the SE corner of the NE ¼ of the SE ¼ of said Section 25; thence turn an angle to the right of 92 deg. 30 min. 05 sec. and run in a Westerly direction along the South line of said ¼ ¼ section for a distance of 1,333.24 feet to an iron pin found at the SW corner of NE ¼ of the SE ¼ of said Section 25; thence turn an angle to the right of 87 deg. 39 min. 10 sec. and run in a Northerly direction along the West line of said ¼ ¼ section for a distance of 838.16 feet to the point of beginning; thence continue along last stated course for a distance of 1,017.23 feet to an iron pin set on the SW right of way line of a proposed County Road; thence turn an angle to the right 105 deg. 53 min. 39 sec. and run in a Southeasterly direction along said SW right of way line for a distance of 26.61 feet to a point on a curve to the right having a central angle of 30 deg. 11 min. 20 sec. and a radius of 385.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along said SW right of way line for a distance of 202.85 feet to a point; thence turn an angle to the right from the chord of last stated curve of 58 deg. 25 min. 28 sec. and run in a Southerly direction for a distance of 904.63 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 206.77 feet to the point of beginning; situated in Shelby County, Alabama.

A parcel of land situated in the SE ¼ of the NE ¼ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a crimped iron found locally accepted to be the NE corner of said ¼ ¼ section; thence run West along the North line of said ¼ ¼ section for a distance of 408.51 feet to a point 78.72 feet East of a crimped iron found; thence turn an angle to the left of 92 deg. 40 min. 47 sec. and run in a Southerly direction for a distance for a distance of 243.15 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 726.00 feet to the centerline of Hidden Ridge; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in an Easterly direction for a distance of 300.00 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 726.00 feet to an iron pin set; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 300.00 feet to the point of beginning.

Less and Except:

Commence at a crimped iron found locally accepted to be the NE corner of said ¼ ¼ section; thence run West along the North line of said ¼ ¼ section for a distance of 408.51 feet to a point, 78.72 feet East of a crimped iron found; thence turn an angle to the left of 92 deg. 41 min. 47 sec. and run in a Southerly direction for a distance of 883.29 feet to the point of beginning, said point of beginning also being on the North right of way line of proposed Hidden Ridge; thence continue along last stated course for a distance of 85.86 feet to a point on the centerline of said Hidden Ridge; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in an Easterly direction and along the centerline of said Hidden Ridge for a distance of 98.56 feet to a point, said point also being on a curve to the left, having a central angle of 163 deg. 59 min. 06 sec. and a radius of 66.00 feet; thence turn an angle to the left to the chord of said curve of 138 deg. 56 min. 12 sec. and run in a Northwesterly direction along the arc of said curve for a distance of 188.90 feet to the point of beginning; being situated in Shelby County, Alabama.