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**SEND TAX NOTICES TO:**  
THE SPROUL COMPANY OF  
ALABAMA, INC.  
3288 Morgan Road,  
Birmingham, Alabama, 35216

15.50

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
COUNTY OF SHELBY

(2 0 0 3 1 3 / 8 9 1 1)

mtg value  
9-03

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, SPROUL BLALOCK PATE, INC., an Alabama corporation (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **THE SPROUL COMPANY OF ALABAMA, INC.** (herein referred to as "Grantee"), the real estate situated in Jefferson and Shelby County, Alabama, and described on Exhibit "A" attached hereto and incorporated herein by this reference.

*[The purchase price recited above was paid from a mortgage loan closed herewith.]*

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above or on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 4 day of September, 2003.

**SPROUL BLALOCK PATE, INC., an Alabama corporation**

BY

(Its

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert G. Sproul, whose name as President of SPROUL BLALOCK PATE, INC., an Alabama corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 4 day of September, 2003.

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

My Commission Expires: 6/17/07

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 370027  
Birmingham, AL 35237  
(205) 328-4600

EXHIBIT "A"  
TO  
WARRANTY DEED  
AFFIDAVIT AND AGREEMENT

Grantor: SPROUL BLALOCK PATE, INC., an Alabama corporation  
Grantee: THE SPROUL COMPANY OF ALABAMA, INC.

**PARCEL I:**

Lots 1, 2 and 3, according to the Map and Plat of Cahaba River Estates, as recorded in Map Book 3, page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**PARCEL II:**

All that part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , lying Southwest of Patton Creek, in Section 23, Township 19 South, Range 3 West, situated in Jefferson County, Alabama, except a triangle in the Southwest corner described as follows: Begin at the Southwest corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section, run thence north along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 12 feet; thence turn an angle to the right of 135 degrees 06 minutes and run Southeastwardly to intersection with the south line of said  $\frac{1}{4}$   $\frac{1}{4}$  section; run thence westwardly along said south line to the point of beginning; being situated in Jefferson County, Alabama.

**PARCEL III:**

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 32, Township 18 South, Range 2 West, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 32; thence run in a Southerly direction along the West line of said quarter-quarter Section a distance of 318.46 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence turn a deflection angle of 107 degrees 22 minutes 56 seconds to the left and run in a Northeasterly direction a distance of 104.44 feet to a point; thence turn an interior angle of 212 degrees 30 minutes 00 seconds and run to the left in a Northeasterly direction a distance of 67.86 feet to a point; thence turn an interior angle of 90 degrees 17 minutes 45 seconds and run to the right in a Southeasterly




EXHIBIT "A" (continued)


direction a distance of 5.00 feet; thence turn an interior angle of 164 degrees 18 minutes 03 seconds and run to the right in a Southeasterly direction a distance of 115.30 feet to a point; thence turn an interior angle of 198 degrees 37 minutes 56 seconds and run to the left in a Southeasterly direction a distance of 73.82 feet to a point; thence turn an interior angle of 236 degrees 09 minutes 50 seconds and run to the left in a Northeasterly direction a distance of 46.96 feet to a point; thence turn an interior angle of 157 degrees 16 minutes 57 seconds and run to the right in an Easterly direction a distance of 97.12 feet to a point; thence turn an interior angle of 49 degrees 17 minutes 38 seconds and run to the right in a Southwesterly direction a distance of 165.02 feet to a point; thence turn an interior angle of 191 degrees 44 minutes 02 seconds and run to the left in a Southwesterly direction a distance of 208.24 feet to a point, said point being on the Southerly line of the Blaylock Estate; thence turn an interior angle of 117 degrees 49 minutes 38 seconds and run to the right in a Westerly direction, along the south line of said Blaylock Estate, a distance of 186.86 feet to a point, said point being on the West line of said quarter-quarter Section; thence turn an interior angle of 94 degrees 35 minutes 15 seconds and run to the right in a Northerly direction along said West line, a distance of 329.05 feet to the POINT OF BEGINNING of the parcel herein described.

**ALONG WITH ALL EASEMENTS BENEFITTING THE  
AFOREDESCRIBED REAL ESTATE**

SUBJECT TO: i) taxes due and payable October 1, 2003; ii) easements and rights of way of record; iii) restrictions, covenants, and conditions recorded in Real Volume 1954, page 262 (Parcel I); iv) title to all minerals within and underlying the premise, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, at page 140, and in Deed Book 121, at Page 294 (Parcel I); v) declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc Book 13, page 50 as amended by Misc Book 15, page 189, and further amended by Misc Book 19, page 633 (Parcel I & II); vi) easement to Jefferson County recorded in Real 1032, page 260, and volume 1037, page 732 (Parcel II); vii) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 220, page 190 (Bessemer), Volume 3642, page 258 (Birmingham), Volume 275, page 186, and Volume 77, page 900 (Parcel II); viii) settlement agreement as set out in Instrument 9311/6077 (Parcel II); ix) non-exclusive easement for ingress and egress described in that certain easement agreement recorded in Real Volume 1345, page 814 (Parcel III); x) Easement and Right of Way recorded as Instrument 9506/4548 (Parcel III); xi non-exclusive easement for ingress and egress and utilities set forth in Instrument 9506/4552 (Parcel III); xii) mineral and mining rights recorded in Volume 4668 page 95 (Parcel III); xiii) right of way in favor of Jefferson County for sanitary sewer as recorded in Real Volume 277, page 441, Real Volume 699, page 21, and Real Volume 699, page 23 (Parcel III); xiv) easement for ingress and egress reserved and granted in Volume 6825, page 345 (Parcel III); xv) riparian rights of others (Parcel III); xvi) transmission line permit to Alabama Power Company recorded in Volume 6306, page 61 (Parcel III); xvii) easement for permanent road and driveway recorded in Volume 1345, page 814 (Parcel III); and xviii) release of damages as set out in instrument recorded as Instrument No. 20020703000311910 and 200205/2376 (Parcel I & II).

STATE OF ALABAMA-JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax has  
been collected on this instrument.  
*Michael F. Bolin*  
Judge of Probate  
"No Tax Collected"

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2003 SEP 05 P.M. 16:04  
Recorded and \$ Mtg. Tax  
and \$ Deed Tax and Fee Amt.  
\$ 13.00 Total \$ 13.00  
MICHAEL F. BOLIN, Judge of Probate  
  
200313/8911

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2003 SEP 10 A.M. 11:38  
Recorded and \$ Mtg. Tax  
and \$ Deed Tax and Fee Amt.  
\$ 15.50 Total \$ 15.50  
MICHAEL F. BOLIN, Judge of Probate  
  
200363/4197 BESS