


STATE OF ALABAMA)  
COUNTY OF SHELBY)

WARRANTY DEED

  
20031009000679730 Pg 1/3 18.00  
Shelby Cnty Judge of Probate, AL  
10/09/2003 11:36:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION  
OF THE SUM OF *Eight million* DOLLARS (\$ *8,000,000* )

And other good and valuable considerations, the receipt and sufficiency of which are  
hereby acknowledged, VULCAN PROPERTIES, L.L.C. hereinafter called "Party of the  
First Part", do hereby GRANT, BARGAIN, SELL and CONVEY unto AMERICAN  
LAND INVESTMENT CO., hereinafter called "Party of the Second Part" in fee simple,  
together with every contingent remainder and right of reversion, the following described  
real estate in Shelby County, Alabama, to-wit: Legal Description of Inverness Site 6  
Being situated in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the  
Southwest  $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 West and in the Northeast  $\frac{1}{4}$  of  
the Southeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 35, Township 18  
South Range 2 West, Shelby County, Alabama, being more particularly described as  
follows: Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of  
Section 36, Township 18 South, Range 2 West and run North along the West Line of  
same 245.81 feet to a point on the Northeasterly line of herein describe tract: thence a  
deflection angle right of 136'-40'-00" and run in a Southeasterly direction 90.74 feet to  
the point of beginning of herein described tract: thence an interior angle of 223'-21'-11"  
and run to the left in a Southeasterly direction, a distance of 115.64 feet to a point on the  
496 contour and water line of Lake Heather; thence the following meanderings of said  
496 contour of Lake Heather; thence an interior angle of 100'-01'-33" and run to the right  
in a Southeasterly direction, a distance of 58.01 feet; thence an interior angle of 217'-  
26'-17" and run to the left in a Southeasterly direction, a distance of 73.65 feet; thence  
and interior angle of 169'-24'-08" and run to the right in a Southeasterly direction, a  
distance of 86.17 feet; thence an interior angle of 187'-52'-34" and run to the left in a  
Southeasterly direction, a distance of 52.93 feet; thence an interior angle of 140'-52'-07"  
and run to the right in a Southeasterly direction, a distance of 13.47 feet; thence an  
interior angle of 137'-45'-10" and run to the right in a Southeasterly direction a distance  
of 13.47 feet; thence an interior angle of 137'-45'-10" and run to the right in a  
southwesterly direction, a distance of 40.06 feet; thence an interior angle of 160'-58'-50"  
and run to the right in a southwesterly direction, a distance of 40.06 feet; thence an  
interior angle of 160'-58'-50" and run to the right in a Southwesterly direction, a distance  
of 78.87 feet; thence an interior angle of 183'-03'-35" and run to the left in a  
Southwesterly direction, a distance of 76.46 feet; thence an interior angle of 182'-11'-25"  
and run to the left in a Southwesterly direction, a distance of 63.51 feet; thence an interior  
angle of 159'-30'-32" and run to the right in a Southwesterly direction, a distance of  
17.72 feet; thence an interior angle of 140'-49'-18" and run to the right in a  
Northwesterly direction, a distance of 20.38 feet; thence an interior angle of 133'-25'-59"  
and run to the right in a Northwesterly direction, a distance of 36.39 feet; thence an  
interior angle of right in a Northwesterly direction, a distance of 36.39 feet; thence an  
interior angle of 201'-47'-22" and run to the left in a Northwesterly direction, a distance  
of 24.60 feet; thence an interior angle of 270'-28'-02" and run to the left in a  
Southwesterly direction, a distance of 43.95 feet; thence an interior angle of 147'-21'-47"  
and run to the right in a Southwesterly direction, a distance of 43.07 feet; thence an

interior angle of 160'-21'-49" and run to the right in a Northwesterly direction 39.13 feet; thence an interior angle of 227'-04'-39" and run to the left in a Southwesterly direction, a distance of 12.65 feet; thence an interior angle of 260'-56'-25" and run to the left in a Southeasterly direction, a distance of 61.31 feet; thence an interior angle of 159'-07'-55" and run to the right in a Southeasterly direction, a distance of 39.52 feet; thence an interior angle of 158'-00'-32" and run to the right in a Southwesterly direction, a distance of 28.74 feet; thence an interior angle of 124'-06'-33" and run to the right in a Southwesterly direction, a distance of 23.58 feet; thence an interior angle of 153'-02'-41" and run to the right in a Northwesterly direction, a distance of 31.66 feet; thence an interior angle of 160'-26'-05" and run to the right in a Northwesterly direction, a distance of 63.80 feet; thence an interior angle of 142'-19'-05" and run to the right in a Northwesterly direction and leaving said 496 contour of Lake Heather 108.61 feet; thence an interior angle of 197'-44'-26" and run to the left in a Northwesterly direction, a distance of 253.90 feet; thence an interior angle of 142'-43'-32" and run to the right in a Northwesterly direction, a distance of 98.30 feet to a point on a curve to the right, said curve having a radius of 505.62 feet and a central angle of 02'-24'-31"; thence an interior angle of 133'-09'-50" to the tangent of said point on curve and run in a Northeasterly direction along said right of way and arc of said curve 22.73 feet to a point of reverse curve to the left, said curve having a radius of 1245.75 feet and a central angle of 15'-44'-48"; thence continue in a Northeasterly direction along said right of way and the arc of said curve 342.37 feet to a point of reverse curve of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 100'-41'-45"; thence continue in a Northeasterly to Southeasterly direction leaving said right of way and run along the arc of said curve 43.94 feet to the point of tangent; thence run along said tangent in a Southeasterly direction 236.76 feet to the point of beginning.

SITUATED IN SHELBY COUNTY ALABAMA.

The above described property is also know as Inverness Site- 6, according to the Map of Inverness Sites 6 & 7, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 147.

This Conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

To Have and To Hold to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the first Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this deed and set the seal of the Party of the First Part thereto on this the 2<sup>nd</sup> day of Sept, 2003, at Birmingham, Alabama.



SIGNOR,   
PARTY OF THE FIRST PART

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STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County and State of Alabama at Large hereby certify that DAG MOORE, 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, he executed the same voluntarily.

Notary Public   
My Commission Expires: 03/03/04

THIS INSTRUMENT PREPARED BY:  
JOHN MORRISON  
ATTORNEY AT LAW  
5451 CALDWELL MILL ROAD  
BIRMINGHAM, ALABAMA 35242  
(205)408-4229