

Send tax notice to:  
C. Douglas Howard and Merle H. Howard  
8009 Castlehill Road  
Birmingham, AL 35242

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2104

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **H. EVAN ZEIGER**, a married man ("Grantor") by **C. D. HOWARD** and **MERLE HOWARD** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE ¼ of NE ¼ of Section 12, Township 19 South, Range 1 East and the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 3 degrees 32 minutes 53 seconds west along the West boundary of Section 7 for 2110.08 feet to the point of beginning; thence from said point of beginning proceed North 84 degrees 22 minutes 38 seconds East 951.09 feet; thence proceed South 67 degrees 45 minutes 13 seconds East 614.00 feet; thence proceed south 23 degrees 03 minutes 04 seconds West 213.61 feet; thence proceed North 86 degrees 06 minutes 09 seconds West 619.48 feet; thence proceed south 87 degrees 46 minutes 33 seconds West 2141.39 feet; thence proceed North 02 degrees 50 minutes 21 seconds East 173.38 feet, thence Proceed North 46 degrees 01 minutes 13 seconds East 121.79 feet; thence proceed North 84 degrees 28 minutes 19 seconds east 1236.18 feet, back to the point of beginning; being situated in Shelby County, Alabama.

Also a 40 foot easement for ingress and egress along an existing gravel and chert road from the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the center line of the aforementioned gravel and chert road and being more particularly described as follows: Commence at the NW corner of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 3 degrees 32 minutes 53 seconds West along the West boundary of Section 7 for 2110.08 feet; thence

proceed South 58 degrees 28 minutes 49 seconds East 585.17 feet to a point in the center of an existing gravel and chert road, said point being the point of beginning of herein described 40 foot easement; thence from said point of beginning continue along the center of said easement the following courses: South 10 degrees 56 minutes 53 seconds West 157.01 feet, South 48 degrees 36 minutes 52 seconds West 606.40 feet, South 38 degrees 35 minutes 57 seconds West 171.39 feet, South 59 degrees 23 minutes 57 seconds West 215.17 feet, South 76 degrees 50 minutes 13 seconds West 179.22 feet, South 80 degrees 04 minutes 42 seconds West 296.53 feet, North 88 degrees 52 minutes 16 seconds west 391.71 feet, North 45 degrees 36 minutes 38 seconds West 300.45 feet, South 35 degrees 35 minutes 53 seconds East 160.94 feet, North 37 degrees 23 minutes 10 seconds West 441.74 feet, North 71 degrees 18 minutes 28 seconds West 473.59 feet, South 87 degrees 11 minutes 02 seconds West 248.79 feet, South 51 degrees 52 minutes 37 seconds west 188.06 feet, South 72 degrees 01 minutes 05 seconds West 185.93 feet, South 86 degrees 21 minutes 57 seconds West 287.03 feet , South 59 degrees 15 minutes 22 seconds West 73.17 feet, South 10 degrees 44 minutes 14 seconds East 202.24 feet, South 25 degrees 14 minutes 07 seconds West 143.45 feet, South 55 degrees 14 minutes 45 seconds West 148.56 feet, North 84 degrees 39 minutes 28 seconds West 428.95 feet, North 66 degrees 50 minutes 23 seconds West 314.49 feet, South 83 degrees 21 minutes 22 seconds West 318.01 feet, south 34 degrees 12 minutes 40 seconds West 169.53 feet, South 43 degrees 33 minutes 50 seconds West 186.27 feet, South 20 degrees 01 minutes 40 seconds West 136.67 feet, North 81 degrees 47 minutes 00 Seconds West 64.16 feet, North 7 degrees 14 minutes 28 seconds East 304.17 feet, North 4 degrees 36 minutes 44 degrees West 191.11 feet, North 8 degrees 11 minutes 19 seconds East 206.92 feet North 8 degrees 58 minutes 53 seconds West 195.50 feet, north 0 degrees 32 minutes 09 seconds West 414.23 feet, North 25 degrees 27 minutes 50 seconds West 111.40 feet North 37 degrees 17 minutes 22 seconds West 521.14 feet, North 21 degrees 47 minutes 52 seconds West 653.52 feet, North 41 degrees 44 minutes 54 seconds West 207.80 feet, North 27 degrees 31 minutes 42 seconds West 152.04 feet , North 18 degrees 42 minutes 05 seconds west 372.46 feet, North 47 degrees 36 minutes 27 seconds West 248.06 feet, North 61 degrees 24 minutes 37 seconds West 321.39 feet, North 71 degrees 49 minutes 39 seconds West 475.69 feet, North 81 degrees 50 minutes 54 seconds West 246.01 feet South 51 degrees 40 minutes 09 seconds West 231.93 feet , South 34 degrees 11 minutes 48 seconds West 579.85 feet, South 18 degrees 45 minutes 40 seconds West 334.11 feet, south 32 degrees 33 minutes 21 seconds West 306.38 feet, South 55 degrees 00 minutes 03 seconds West 220.50 feet, North 69 degrees 02 minutes 50 seconds West 182.67 feet to the point of termination of herein described 40 foot easement; being situated in Shelby County, Alabama.

Grantor hereby certifies that the above described property has never been and does not now constitute the homestead of Grantor (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).



TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for 2004 and subsequent years, not yet due and payable
2. Easement as recorded in Volume 351, page 732, and Instrument #1995-7790 in the Probate Office of Shelby County, Alabama
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded in Real 110, page 717, in said Probate Office
4. Restrictions and covenants appearing of record in Instrument #1996-4784 and Instrument #2000-14017 in said Probate Office
5. Right-of-way granted to Alabama Power Company recorded in Instrument #2001-18550 and Instrument #1998-4873 in said Probate Office
6. Riparian rights associated with Colleton Lake under applicable state and/or federal law, if any

I do for myself, my heirs and assigns, covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs and assigns shall, warrant and defend the same to Grantees, their heirs and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 15<sup>th</sup> day of October, 2003.

  
H. Evan Zeiger

STATE OF ALABAMA     )  
                                     :  
JEFFERSON COUNTY     )

I, the undersigned, a notary public in and for said county in said state, hereby certify that H. Evan Zeiger, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 15th day of October, 2003.

  
Notary Public

[NOTARIAL SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 16, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS