

WARRANTY DEED

✓ This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Savannah Development, Inc.
2086 Valleydale Terrace
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Seven hundred one thousand eight hundred fifty five and no/100 (\$701,855.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Helen Crow Mills, a married woman, Elizabeth C. Branch, a married woman, William W. Crow, an unmarried man, W. Baker Crow, IV, a married man, Warren B. Crow, III and Warren Baker Crow, IV, as Trustees of the W. B. Crow Testamentary Trust for the benefit of Warren B. Crow, III (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Savannah Development, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of November, 2003.

Helen Crow Mills
Helen Crow Mills

Warren B. Crow, III
Warren B. Crow, III as Trustee of the W. B. Crow Testamentary Trust for the Benefit of Warren B. Crow, III

Warren Baker Crow, IV
Warren Baker Crow, IV, as Trustee of the W. B. Crow Testamentary Trust for the Benefit of Warren B. Crow, III

Elizabeth C. Branch
Elizabeth C. Branch

William W. Crow
William W. Crow

W. Baker Crow, IV
W. Baker Crow, IV

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Crow Mills, a married woman, Elizabeth C. Branch, a married woman, William W. Crow, an unmarried man, W. Baker Crow, IV, a married man, Warren B. Crow, III and Warren Baker Crow, IV, as Trustees of the W. B. Crow Testamentary Trust for the benefit of Warren B. Crow, III, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2003.

Janice A. Kent
Notary Public
My Commission Expires: 8-12-2005

Exhibit A

LEGAL DESCRIPTION

PARCEL ONE:

A parcel of land situated in the SE 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 17, Township 22 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 17, Township 22 South, Range 2 West; thence run North 88 degrees 06 minutes 31 seconds West along the South line of the SW 1/4 of the SE 1/4 of Section 17 a distance of 556.06 feet to an iron pin found; thence North 88 degrees 10 minutes 12 seconds West along the South line of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 17, Township 22 South, Range 2 West a distance of 2088.73 feet to an iron pin found; thence North 3 degrees 01 minutes 14 seconds East 2654.72 feet along the East line of the TIMBERTRACE SUBDIVISION, as recorded in Map Book 13 Page 51 in the Probate Office of Shelby County, Alabama, to an iron pin found at the Southwest corner of Lot 3 of said Subdivision; thence South 88 degrees 42 minutes 35 seconds East a distance of 268.27 feet to an iron pin found at the Southeast corner of said Lot 3; thence South 88 degrees 40 minutes 15 seconds East a distance of 1038.65 feet to an iron pin found; thence South 2 degrees 23 minutes 18 seconds West a distance of 1351.78 feet; thence South 88 degrees 50 minutes 46 seconds East a distance of 1313.54 feet; thence South 2 degrees 35 minutes 08 seconds West a distance of 1330.27 feet to the point of beginning.

PARCEL TWO:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said 1/4-1/4 Section, and thence run South 2 degrees 35 minutes 01 seconds East along the East line of said 1/4-1/4 Section a distance of 549.37 feet to a point lying on the Northerly right of way line of Shelby County Highway No. 16; thence North 89 degrees 51 minutes 25 seconds West along said right of way line a distance of 562.50 feet; thence leaving said right of way line North 1 degrees 49 minutes 17 seconds West a distance of 566.08 feet to a point lying on the North line of said 1/4-1/4 Section; thence South 88 degrees 06 minutes 31 seconds East along said 1/4-1/4 line a distance of 556.06 feet to the point of beginning.