

**SEND TAX NOTICES TO:**  
LOWERLINE CORPORATION  
2112 First Avenue North  
Birmingham, Alabama, 35203

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

*\$0.00  
8/17*

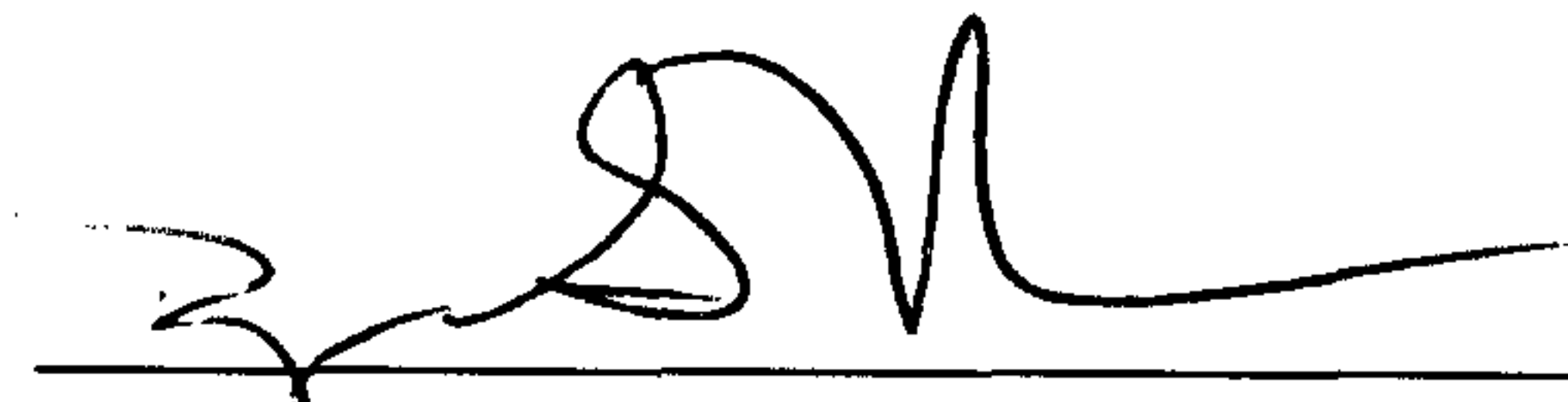
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Douglas G. Moore a/n/** (un)married person (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **LOWERLINE CORPORATION** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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

**AND THE GRANTOR** does for himself, and his heirs, executors, 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 on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, 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 6 day of January, 2004.

  
\_\_\_\_\_  
**Douglas G. Moore**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Douglas G. Moore** 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of January, 2004.

  
NOTARY PUBLIC

My Commission Expires: 6/7/07

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

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**  
**AFFIDAVIT AND AGREEMENT**

GRANTOR: Douglas G. Moore  
GRANTEE: LOWERLINE CORPORATION

**PARCEL 1A:**

From a ½" pipe accepted as the NE corner of the SE ¼ - NE¼ of Section 20, Township 24 North, Range 12 East, run thence South along the accepted East boundary of said SE ¼ - NE ¼ a distance of 400.62 feet to a 5/8" rebar; thence continue along said course and along the accepted East boundary of said SE ¼ - NE ¼ a distance of 25.00 feet to a point, being the point of beginning of herein described parcel of land; thence continue along said course and along the accepted East boundary of said SE ¼ - NE ¼ a distance of 483.91 feet to a point in the center of a 60 foot easement for ingress and egress, being 419.87 feet North of a 4" x 4" concrete monument accepted the SE corner of said SE ¼ - NE ¼, said point being on a curve concave left, having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 101°18'57" right and run a chord distance of 109.83 feet to a point at the PT; thence turn 00°33'38" left and run 317.19 feet along said easement centerline to a point at the PC of a curve concave left, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 15°34'26" left and run a chord distance of 150.54 feet to a point on said curve boundary; thence turn 93°21'10" right and run 912.18 feet to a point in the center of a 50 foot easement for ingress and egress; thence turn 168°29'36" right and run 322.65 feet along said easement centerline to a point; thence turn 26°38'36" left and run 240.54 feet along said easement centerline to a point; thence turn 50°57'06" left and run 367.02 feet along said easement centerline to the point of beginning of herein described parcel of land.

Situated in the East ½ - NE ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

**PARCEL 2:**

From a ¾" pipe at the NE corner of Section 20, Township 24 North, Range 12 East, run thence West along the accepted North boundary of the NE ¼ of said Section 20 a distance of 482.70 feet to a ½" rebar that is 2211.45 feet East of a 5/8" rebar accepted as the NW corner of the NW ¼ - NE ¼ of said Section 20; thence turn 75°57'51" left and run 1008.81 feet to a point in the center of a 50 foot radius cul-de-sac and the center of a 50 foot easement for ingress and egress, being the point of beginning of herein described parcel of land; thence turn 44°04'35" left and run 186.55 feet along said easement centerline to a point; thence



turn 15°32'19" right and run 114.46 feet along said easement centerline to a point; thence turn 11°30'24" right and run 912.18 feet to a point in the center of a 60 foot easement for ingress and egress, said point being on a curve concave left, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 67°00'57" right and run a chord distance of 39.67 feet to a point at the P.C. of a curve concave right, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence turn 04°59'19" right and run a chord distance of 247.76 feet to a point at the PT; thence turn 09°02'46" right and run 212.63 feet along said easement centerline to a point at the PC of a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 10°54'18" left and run a chord distance of 308.52 feet to a point on said curve boundary; thence turn 110°12'03" right and run 1098.74 feet to a ½" rebar; thence turn 63°36'50" right and run 728.75 feet to the point of beginning of herein described parcel of land.

Situated in the E ½ - NE ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL 3:

From a ¾" pipe at the NE corner of Section 20, Township 24 North, Range 12 East, being the point of beginning of herein described parcel of land; run thence South along an accepted segment of the East boundary of the NE ¼ - NE ¼ of said Section 20 a distance of 809.99 feet to a 5/8" rebar; thence turn 00°02'10" left and run 508.16 feet along an accepted segment of the East boundary of said NE ¼ - NE ¼ to a ½" pipe accepted as the NE corner of the SE ¼ - NE ¼ of said Section 20; thence turn 00°57'50" left and run 400.62 feet along the accepted East boundary of the SE ¼ - NE ¼ of said Section 20 to a 5/8" rebar; thence continue along said course and along the accepted East boundary of said SE ¼ - NE ¼ a distance of 25.00 feet to a point in the center of a 50 foot easement for ingress and egress, being 903.78 feet North of a 4" x 4" concrete monument accepted as the SE corner of the SE ¼ - NE ¼ of said Section 20; thence turn 89°25'20" right and run 367.02 feet along said easement centerline to a point; thence turn 50°57'06" right and run 240.54 feet along said easement centerline to a point; thence turn 26°38'36" right and run 437.11 along said easement centerline to a point; thence turn 15°32'19" left and run 186.55 feet along said easement centerline to a point in the center of a 50 foot radius cul-de-sac; thence turn 44°04'35" right and run 1008.81 feet to a ½" rebar on the accepted North boundary of the NE ¼ of said Section 20, said point being 2211.45 feet East of a 5/8" rebar accepted as the NW corner of the NW ¼ - NE ¼ of said Section 20; thence turn 75°57'51" right and run 482.70 feet to the point of beginning of



the herein described parcel of land.

Situated in the E  $\frac{1}{2}$  - NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL 4:

From a 3/4" pipe at the NE corner of Section 20, Township 24 North, Range 12 East, run thence West along the accepted North boundary of the NE  $\frac{1}{4}$  of said Section 20 a distance of 482.70 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along the accepted North boundary of said NE  $\frac{1}{4}$  a distance of 976.68 feet to a 1/2" rebar that is 1234.77 feet East of a 5/8" rebar accepted as the NW corner of the NW  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of said Section 20; thence turn 90°00'00" left and run 902.57 feet to a 1/2" rebar; thence turn 41°10'12" right and run 309.47 feet to a point; thence turn 65°48'02" left and run 260.00 feet to a 1/2" rebar; thence turn 81°18'52" left and run 190.58 feet to a 1/2" rebar; thence turn 11°56'23" left and run 728.75 feet to a point in the center of a 50 foot radius cul-de-sac; thence turn 48°04'46" left and run 1008.81 feet to the point of beginning of herein described parcel of land.

Situated in the NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL 8:

From a 4" x 4" concrete monument accepted as the SE corner of the NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, run thence West along the accepted South boundary of said NE  $\frac{1}{4}$  a distance of 1667.24 feet to a point in the center of a 60 foot easement for ingress and egress, said point being the point of beginning of herein described parcel of land, thence continue along said course a distance of 2155.83 feet to a 1/2" rebar on the Easterly boundary of Randolph Road (60' ROW), said point being 65.50 feet East of a 1/2" rebar by a 1" pipe accepted as the SW corner of the SE  $\frac{1}{4}$  - NW  $\frac{1}{4}$  of said Section 20; thence turn 178°14'42" right and run 1169.86 feet to a 1/2" rebar; thence turn 89°19'59" left and run 1289.46 feet to a 8" x 8" concrete monument; thence turn 90°42'50" right and run 786.40 feet to a 1/2" rebar; thence turn 37°31'26" left and run 300.00 feet to a point; thence turn 103°21'19" right and run 260.00 feet to a 1/2" rebar; thence turn 81°18'52" left and run 190.58 feet to a 1/2" rebar; thence turn 104°26'48" right and run 1098.74 feet to a point in the center of a 60 foot easement for ingress and egress, said point being on a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 56°01'05" right and run a chord distance of 81.83 feet

to the PT; thence turn  $02^{\circ}52'35''$  left and run 184.87 feet along said easement centerline to a point at the PC of a curve concave right, having a delta angle of  $22^{\circ}22'32''$  and tangents of 100.00 feet; thence turn  $07^{\circ}49'15''$  right and run a chord distance of 137.60 feet to the point of beginning of herein described parcel of land.

Situated in the NW  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL 13:

From a 4" x 4" concrete monument accepted as the SE corner of the NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, run thence West along the accepted South boundary of said NE  $\frac{1}{4}$  a distance of 1356.26 feet to the point of beginning of herein described parcel of land; thence continue along said course and along the accepted South boundary of said NE  $\frac{1}{4}$  a distance of 310.98 feet to a point in the center of a 60 foot easement for ingress and egress, said point being 2321.33 feet East of a  $\frac{1}{2}$ " rebar by a 1" pipe accepted as the SW corner of the SE  $\frac{1}{4}$  - NW  $\frac{1}{4}$  of said Section 20, said point being on a curve concave left, having a delta angle of  $22^{\circ}22'32''$  and tangents of 100.00 feet; thence turn  $149^{\circ}33'08''$  right and run a chord distance of 137.60 feet to a point at the PT; thence turn  $07^{\circ}49'15''$  left and run 159.87 feet along said easement centerline to a point; thence turn  $106^{\circ}39'33''$  right and run 181.49 feet to the point of beginning of herein described parcel of land.

Situated in the S  $\frac{1}{2}$  - NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL 14:

From a 4" x 4" concrete monument accepted as the SE corner of the NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, run thence West along the accepted South boundary of said NE  $\frac{1}{4}$  a distance of 791.96 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 564.30 feet to a point that is 2632.31 feet East of a  $\frac{1}{2}$ " rebar by a 1" pipe accepted as the SW corner of the SE  $\frac{1}{4}$  - NW  $\frac{1}{4}$  of said Section 20; thence turn  $68^{\circ}23'26''$  right and run 181.49 feet to a point in the center of a 60 foot easement for ingress and egress; thence turn  $73^{\circ}20'27''$  right and run 25.00 feet along said easement centerline to a point at the PC of a curve concave right, having a delta angle of  $27^{\circ}33'45''$  and tangents of 200.00 feet; thence turn  $13^{\circ}46'53''$  right and run a chord distance of 388.48 feet to a point at the PT; thence turn  $13^{\circ}46'53''$  right and run 112.63 feet along said easement centerline to a point; thence turn  $78^{\circ}47'35''$  right and run 394.69 feet to the point of beginning of herein described parcel of land.



EXHIBIT "A" (continued)

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Situated in the S  $\frac{1}{2}$  - NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL 15:

From a 4" x 4" concrete monument accepted as the SE corner of the SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, being the point of beginning of herein described parcel of land; run thence West along the accepted South boundary of said SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of said Section 20 a distance of 791.96 feet to a point that is 3196.61 feet East of a  $\frac{1}{2}$ " rebar by a 1" pipe accepted as the SW corner of the SE  $\frac{1}{4}$  - NW  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East; thence turn 68°05'13" right and run 394.69 feet to a point in the center of a 60 foot easement for ingress and egress; thence turn 101°12'25" right and run 100.00 feet along said easement centerline to a point at the PC of a curve concave left, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence turn 09°02'46" left and run a chord distance of 247.76 feet to a point at the PC of a curve concave right, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 10°35'07" right and run a chord distance of 188.37 feet to a point at the PT; thence turn 19°37'52" right and run 317.19 feet along said easement centerline to a point at the PC of a curve concave right, having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 0°33'39" right and run a chord distance of 109.83 feet to a point on said curve boundary, said point being on the accepted East boundary of the SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of said Section 20; thence turn 78°41'03" right and run 419.87 feet to the point of beginning of herein described parcel of land.

Situated in the SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama.

SUBJECT TO: i) taxes due and payable October 1, 2003; ii) reservations of easements for roadway and utilities recorded in Deed Book 292, page 401; iii) transmission line permit to Alabama Power Company recorded in Deed Book 198, page 477; iv) mineral and mining rights and rights incident thereto recorded in Deed Book 65, page 222; v) easement recorded in Deed Book 292, page 401 and Deed Book 376, page 158; and vi) rights or upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property +

*vii) mortgage to Parter Capital Corporation*