

This instrument prepared by:

Send Tax Notices To:

Peter E. Barber, Esq,
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Lake Forest Residential Association, Inc.
One Riverchase Parkway, Suite 200
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN ^{34,000} AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **BW & MMC, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **LAKE FOREST RESIDENTIAL ASSOCIATION, INC.**, an Alabama corporation (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama and described in EXHIBIT A hereto, which Exhibit A is hereby incorporated by reference as if fully set forth herein, subject to current year ad valorem taxes, not yet due and payable, and all restrictions, restrictive covenants, easements, rights-of-way, mineral and mining rights and other encumbrances of record.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property except as described herein since the date of acquisition thereof by GRANTOR. And the GRANTOR will warrant and forever defend the right

and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR, has caused its duly authorized member to hereunto set his signature as the act of such GRANTOR, this the 5th day of ~~November~~ ^{December}, 2003.

BW & MMC, LLC
an Alabama limited liability company

By: **McKay Management Corporation,**
an Alabama corporation
Its Member

By:  (Seal)
Joseph E. McKay
Its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph E. McKay, whose name as President of McKay Management Corporation, a 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 thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of December, 2003.


Notary Public

My Commission Expires: 11-17-07

EXHIBIT "A"

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West, Part of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 9, run in a northerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 743.10 feet to an existing iron rebar being the most northerly corner of Lot 159, Lake Forest First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 24, Page 62, and being the point of beginning; thence turn an angle to the right of $155^{\circ}48'59''$ and run in a southeasterly direction along the northeast line of said Lot 159 for a distance of 341.29 feet to the most northerly corner of Lot 160-A, Resurvey of Lots 160 and 161, Lake Forest First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 25, Page 136; thence turn an angle to the right of $0^{\circ}56'06''$ and run in a southeasterly direction for a distance of 117.92 feet to an existing iron rebar being a corner of said Lot 160-A; thence turn an angle to the left of $6^{\circ}26'52''$ and run in a southeasterly direction along the northeast line of said Lot 160-A for a distance of 90.0 feet to the most northerly corner of Lot 161-B in said Resurvey; thence turn an angle to the left of $1^{\circ}14'21''$ and run in a southeasterly direction along the northeast line of said Lot 161-B for a distance of 113.55 feet to the most easterly corner of Lot 161-B; thence turn an angle to the left of $23^{\circ}57'08''$ and run in a southeasterly direction along the northeast line of Lot 162 in said Lake Forest First Sector for a distance of 30.0 feet to the northwest corner of Lot 163 in said Lake Forest First Sector; thence turn an angle to the left of $42^{\circ}59'37''$ and run in an easterly direction along the north line of said Lot 163 for a distance of 44.92 feet; thence turn an angle to the right of $70^{\circ}54'54''$ and run in a southeasterly direction along the northeast line of said Lot 163 for a distance of 50.0 feet; thence turn an angle to the left of $21^{\circ}23'03''$ and run in a southeasterly direction along the northeast line of said Lot 163 for a distance of 78.86 feet; thence turn an angle to the right of $58^{\circ}45'22''$ and run in a southerly direction along the east line of said Lot 163 for a distance of 48.65 feet to a point on the north right-of-way line of Sweetbay Lane and said right-of-way being on a curve, said curve being concave in a southerly direction and having a central angle of $3^{\circ}1'24''$ and a radius of 525.0 feet; thence turn an angle to the left of $(88^{\circ}29'18''$ to the chord of said curve) and run in an easterly direction along the north right-of-way line of Sweetbay Lane for distance of 27.70 feet to a point of reverse curve, said latest curve being concave in a northwesterly direction having a central angle of $81^{\circ}30'31''$ and a radius of 15.0 feet; thence turn an angle to the left and run in an easterly and northeasterly direction along the arc of said curve for a distance of 21.34 feet to another point of reverse curve, said newest curve being concave in a southeasterly direction and having a central angle of $30^{\circ}57'1''$ and a radius of 761.44 feet and also being the northwest right-of-way line of Lake Forest Way; thence run in a northeasterly direction along the curved northwesterly right-of-way line of said Lake Forest Way for a distance of 411.32 feet to another point of reverse curve, said latest curve being concave in a northwesterly direction, having a central angle of $13^{\circ}34'25''$ and a radius of 475.0 feet; thence run in a northeasterly direction along the curved northwesterly right-of-way line of said Lake Forest Way for a distance of 112.53 feet, more or less, to the most southerly corner of Lot 164 of said Lake Forest First Sector; thence turn an angle to the left ($112^{\circ}23'09''$ from the chord of last mentioned

curve) and run in a northwesterly direction along the southwest line of said Lot 164 for a distance of 120.0 feet to an existing iron rebar being the southwest corner of said Lot 164; thence turn an angle to the right of $56^{\circ}52'51''$ and run in a northwesterly direction along the west line of said Lot 164 for a distance of 89.97 feet to the northwest corner of said Lot 164; thence turn an angle to the right of $6^{\circ}46'10''$ and run in a northerly direction along the west line of Lot 101 of said Lake Forest First Sector for a distance of 90.15 feet to the southwest corner of Lot 102 in said subdivision; thence turn an angle to the right of $2^{\circ}42'20''$ and run in a northerly direction along the west line of said Lot 102 for a distance of 90.01 feet to the northwest corner of said Lot 102; thence turn an angle to the right of $2^{\circ}42'53''$ and run in a northerly direction along the west line of Lots 103 and 104 for a distance of 110.06 feet to a point on the west line of said Lot 104; thence turn an angle to the left of $22^{\circ}48'44''$ and run in a northwesterly direction along the west line of said Lot 104 for a distance of 74.85 feet to the southwest corner of Lot 105 of said Lake Forest First Sector; thence turn an angle to the right of $13^{\circ}51'29''$ and run in a northwesterly direction along the west line of said Lot 105 in said lake Forest First Sector for a distance of 104.23 feet to the southwest corner of Lot 106 in said Lake Forest First Sector; thence turn an angle to the left of $3^{\circ}05'43''$ and run in a northwesterly direction along the west line of said Lot 106 for a distance of 128.16 feet to the northwest corner of said Lot 106; thence turn an angle to the right of $21^{\circ}14'39''$ and run in a northeasterly direction along the west line of Lot 107 in said Lake Forest First Sector for a distance of 125.40 feet to the northwest corner of said Lot 107; thence turn an angle to the right of $3^{\circ}45'43''$ and run in a northeasterly direction along the west line of Lot 108 of said Lake Forest First Sector for a distance of 125.06 feet to the southwest corner of Lot 109 in said Lake Forest First Sector; thence turn an angle to the left of $1^{\circ}1'25''$ and run in a northeasterly direction along the west line of said Lot 109 for a distance of 90.93 feet to the most westerly corner of Lot 110 in said Lake Forest First Sector; thence turn an angle to the right of $10^{\circ}07'42''$ and run in a northeasterly direction along the west line of said Lot 110 for a distance of 90.05 feet to the most northerly corner of said Lot 110; thence turn an angle to the left of $14^{\circ}23'37''$ and run in a northerly direction along the west line of Lot 111 in said Lake Forest First Sector for a distance of 78.74 feet; thence turn an angle to the right of $56^{\circ}12'25''$ and run in a northeasterly direction along the northwest line of said Lot 111 for a distance of 32.0 feet; thence turn an angle to the right of $46^{\circ}16'39''$ and run in a southeasterly direction along the north line of said Lot 111 for a distance of 324.90 feet to a point on the west right-of-way line of Lake Forest Way; thence turn an angle to the left of 90° and run in a northeasterly direction along the west right-of-way line of said Lake Forest Way for a distance of 145.0 feet to a point of curve, said curve being concave in a westerly direction and having a central angle of $92^{\circ}27'52''$ and a radius of 15.0 feet; thence turn an angle to the left and run in a northeasterly, northerly, and northwesterly direction along the arc of said curve for a distance of 24.21 feet to a point on the south right-of-way line of Scenic Lake Drive; thence run in a northwesterly direction along the south right-of-way line of said Scenic Lake Drive and along a line tangent to the end of said curve for a distance of 278.24 feet, more or less, to the most easterly corner of Lot 201, Lake Forest Second Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 142; thence turn an angle to the left of $90^{\circ}00'01''$ and run in a southwesterly direction along the east line of said Lot 201 for a distance of 95.0 feet to a corner of said Lot 201; thence turn an angle to the right of $53^{\circ}15'42''$ and run in a southwesterly direction along the southeast line of said Lot 201 for a distance of 93.52 feet to the most southerly corner of said Lot 201; thence turn an angle to the right of

122°42'46" and run in a northerly direction for a distance of 21.13 feet to a corner of said Lot 201; thence turn an angle to the left of 11°06'29" and run in a northerly direction for a distance of 26.30 feet to a corner of said Lot 201; thence turn an angle to the left of 11°23'46" and run in a northwesterly direction along the southwest line of said Lot 201 for a distance of 29.31 feet to a corner of said Lot 201; thence turn an angle to the left of 33°33'37" and run in a northwesterly direction for a distance of 27.82 feet to a corner of said Lot 201; thence turn an angle to the left of 18°42'12" and run in a northwesterly direction for a distance of 44.08 feet; thence turn an angle to the left of 1°44'09" and run in a northwesterly direction for a distance of 53.52 feet; thence turn an angle to the left of 11°34'30" and run in a northwesterly direction for a distance of 56.61 feet; thence turn an angle to the left of 36°26'14" and run in a southwesterly direction for a distance of 28.36 feet; thence turn an angle to the left of 24°08'17" and run in a southwesterly direction for a distance of 66.12 feet to an existing iron rebar; thence turn an angle to the left of 8°27'55" and run in a southwesterly direction for a distance of 130.20 feet to an existing iron rebar; thence turn an angle to the left of 9°15'40" and run in a southwesterly direction for a distance of 57.13 feet to an existing iron rebar; thence turn an angle to the left of 14°44'22" and run in a southwesterly direction for a distance of 104.63 feet to an existing iron rebar; thence turn an angle to the left of 7°26'48" and run in a southerly direction for a distance of 99.54 feet to an existing iron rebar; thence turn an angle to the right of 9°34'31" and run in a southwesterly direction for a distance of 218.25 feet to an existing iron rebar; thence turn an angle to the right of 31°58'47" and run in a southwesterly direction for a distance of 78.75 feet to an existing iron rebar; thence turn an angle to the left of 10°57'09" and run in a southwesterly direction for a distance of 105.53 feet to an existing iron rebar; thence turn an angle to the right of 9°56'41" and run in a southwesterly direction for a distance of 79.14 feet to an existing iron rebar; thence turn an angle to the right of 15°42'11" and run in a southwesterly direction for a distance of 62.22 feet to an existing iron rebar; thence turn an angle to the left of 38°20'06" and run in a southwesterly direction for a distance of 44.10 feet to an existing iron rebar; thence turn an angle to the right of 48°19'27" and run in a southwesterly direction for a distance of 48.60 feet to an existing iron rebar; thence turn an angle to the left of 74°06'13" and run in a southerly direction along the west line of said SE ¼ of SW ¼ of said Section 9 for a distance of 178.92 feet, more or less, to the point of beginning. Containing 18.77 acres, more or less.