



STATE OF ALABAMA)

SHELBY COUNTY)

Send tax notices to:
The City of Alabaster, Alabama
Attn: _____

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **SHELBY LAND PARTNERS, LLC**, an Alabama limited liability company, and **MARK E. OSBORN**, a married man (collectively, the "Grantor"), in hand paid by **THE CITY OF ALABASTER, ALABAMA**, a municipal corporation organized under the laws of the State of Alabama (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current year.
2. Mineral and mining rights not owned by the Grantor.
3. Easements and building lines as shown on recorded map.
4. Existing easements, restrictions, limitations, covenants, conditions, if any, of record.

TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The subject property is not the homestead or residence of the Grantor or Grantor's spouse.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of February 10, 2004.

GRANTOR:

SHELBY LAND PARTNERS, LLC

By: [Signature]
Its: Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James A. Jackson, whose name as Manager of Shelby Land Partners, LLC, an Alabama limited liability company, 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 10 day of February, 2004.

Wanda Elvira Horvath
Notary Public

AFFIX SEAL

My commission expires: 10/29/06

Mark E Osborn
MARK E. OSBORN
by David E Fleisher
Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that David E. Fleisher, as attorney-in-fact for Mark E. Osborn pursuant to Limited Power of Attorney dated February 6, 2004 and recorded as instrument number ¥ in the office of the Judge of Probate of Shelby County, Alabama, 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 said instrument, he executed the same voluntarily on the day the same bears date for and on behalf of Mark E. Osborn. ¥ 20040211000072090

Given under my hand and official seal this the 10 day of February, 2004.

Wanda Oliveira Hecutt
Notary Public

AFFIX SEAL

My commission expires: 10/29/06

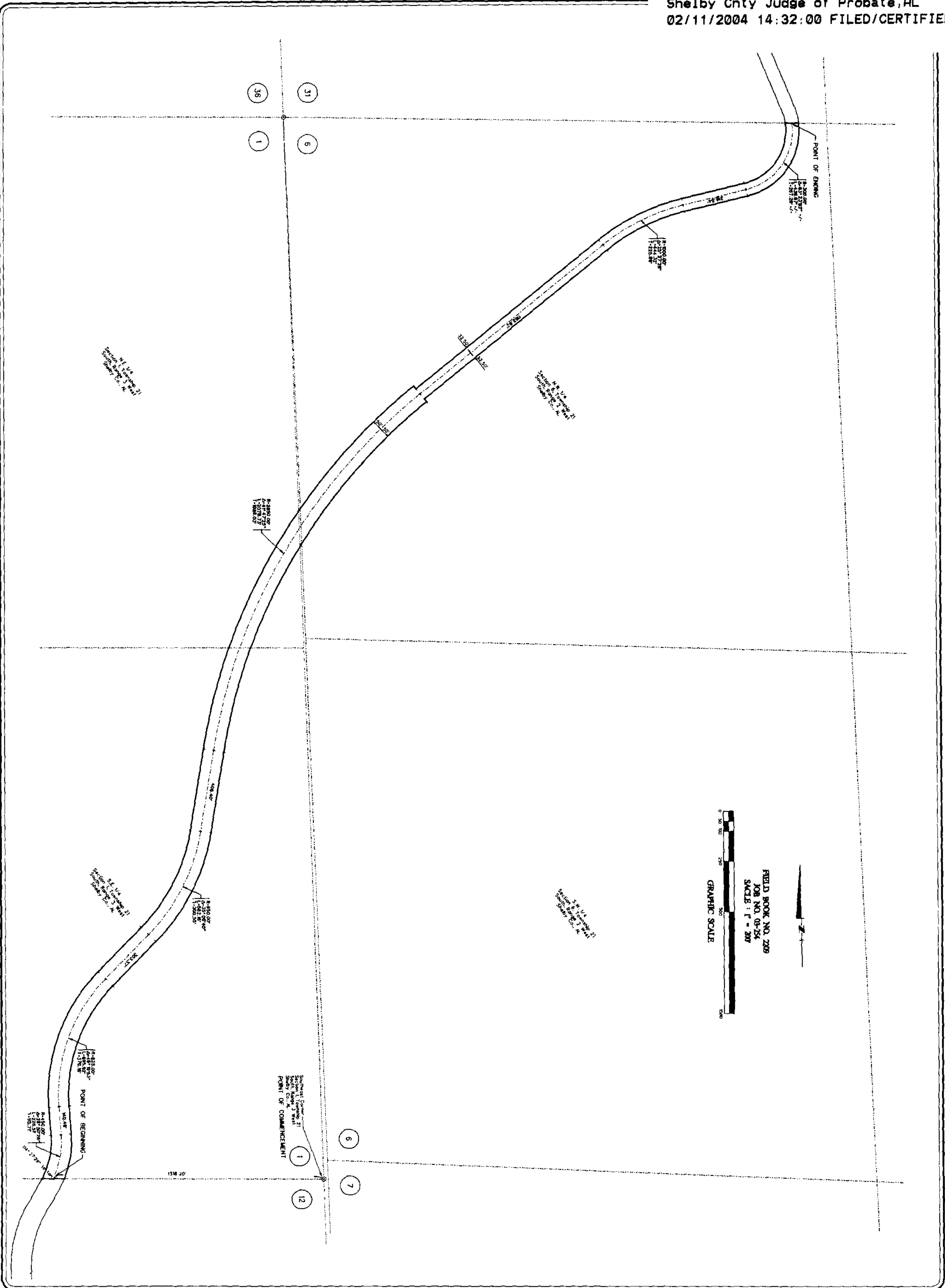
This Instrument Was Prepared By:
Gregory K. Mixon
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203-2602
(205) 254-1000

Exhibit A

(Legal Description)

A parcel of land situated in the East $\frac{1}{2}$ of Section 1, Township 21 South, Range 3 West and the Northwest $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of Section 1, Township 21 South, Range 3 West; thence in a Westerly direction along the South line of said Section 1 a distance of 1318.20 feet to the POINT OF BEGINNING of the centerline of a proposed road, being 100 feet in width, lying 50 feet on either side of the following described centerline said point also lying on a curve to the left having a radius of 450.00 feet and a central angle of $28^{\circ}50'26''$; thence $114^{\circ}27'29''$ to the right (angle measured to tangent) in a Northerly direction along the arc of said curve a distance of 226.51 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northerly direction a distance of 140.49 feet to the P.C. (point of curve) of a curve to the right having a radius of 825.00 feet and a central angle of $48^{\circ}19'53''$; thence in a northerly and Northeasterly direction along the arc of said curve a distance of 695.92 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northeasterly direction a distance of 303.37 feet to the P.C. (point of curve) of a curve to the left having a radius of 950.00 feet and a central angle of $35^{\circ}06'40''$; thence in a Northeasterly and Northerly direction along the arc of said curve a distance of 582.16 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northerly direction a distance of 406.40 feet to the P.C. (point of curve) of a curve to the right having a radius of 2850.00 feet and a central angle of $41^{\circ}47'25''$; thence in a Northerly and Northeasterly direction along the arc of said curve a distance of 2078.73 feet to the P.T. (point of tangent) of said curve at which point said Right of Way becomes 65 feet in width, lying 32.50 feet on either side of the following described centerline; thence tangent to said curve in a Northeasterly direction a distance of 1162.62 feet to the P.C. (point of curve) of a curve to the right having a radius of 1000.00 feet and a central angle of $25^{\circ}27'28''$; thence in a Northeasterly and Easterly direction along the arc of said curve a distance of 444.32 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in an Easterly direction a distance of 316.54 feet to the P.C. (point of curve) of a curve to the left having a radius of 300.00 feet and a central angle of $83^{\circ}23'52''$ more or less; thence in an Easterly, Northeasterly and Northerly direction along the arc of said curve a distance of 436.67 feet more or less to a point at the intersection of the centerline of said proposed road and the north line of section 6, Township 21 South, Range 2 West, said point being the POINT OF ENDING of the centerline of the proposed road described herein.



DATE	SCALE	PROPOSED ROAD EXHIBIT
2/2/2004	1" = 200'	
SHEET NO.	DRAWN BY	
1	GR	
OF	CHECKED	
1	JRM	
	FILE NAME	
	THROUGHROAD	

WALTER SCHOEL ENGINEERING CO., INC.
 CONSULTING ENGINEERS
 1001 22ND STREET SOUTH
 BIRMINGHAM, ALABAMA 35205
 (205) 323-6166

REVISIONS

