

Send tax notice to:  
L. Wayne Pressgrove and  
Jeanette O. Pressgrove  
2547 Ashford Place  
Birmingham, AL 35243

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         )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

125,000

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **L. WAYNE PRESSGROVE**, a married man ("Grantor") by **L. WAYNE PRESSGROVE** and **JEANETTE O. PRESSGROVE** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey an undivided one-half interest unto L. Wayne Pressgrove and an undivided one-half interest unto Jeanette O. Pressgrove, as tenants in common, subject to the matters hereinafter set forth, in and to the real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto.

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, 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. Rights of others to use easement described on Exhibit A attached hereto
3. Easement as recorded in Volume 351, page 732, and Instrument #1995-7790 in the Probate Office of Shelby County, Alabama
4. 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
5. Restrictions and covenants appearing of record in Instrument #1996-4784 and Instrument #2000-14017 in said Probate Office
6. Right-of-way granted to Alabama Power Company recorded in Instrument #2001-18550 and Instrument #1998-4873 in said Probate Office
7. Riparian rights associated with Colleton Lake under applicable state and/or federal law

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 1<sup>st</sup> day of March, 2004.

L. Wayne Pressgrove  
L. Wayne Pressgrove

STATE OF ALABAMA     )  
                                  :  
JEFFERSON COUNTY    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. Wayne Pressgrove, 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 1<sup>st</sup> day of March, 2004.

Sherry L. Dasa  
Notary Public

[NOTARIAL SEAL]

My commission expires: 7-7-06

## EXHIBIT A

A part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Township 19 South, Range 1 East, and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 7, Township 19 South, 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 2436.79 feet to the point of beginning; thence from said point of beginning proceed North 87 degrees 46 minutes 33 seconds East 833.97 feet; thence proceed South 86 degrees 06 minutes 09 seconds East 619.48 feet; thence proceed South 23 degrees 53 minutes 55 seconds West 537.95 feet; thence proceed North 72 degrees 29 minutes 27 seconds West 590.95 feet; thence proceed North 88 degrees 33 minutes 52 seconds West 2040.84 feet; thence proceed north 23 degrees 59 minutes 35 seconds East 146.32 feet; thence proceed north 2 degrees 50 minutes 21 seconds East 88.34 feet; thence proceed North 87 degrees 46 minutes 33 seconds East 1307.43 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 dirt 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 2436.79 feet; thence proceed south 42 degrees 11 minutes 52 seconds East 424.02 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 48 degrees 36 minutes 52 seconds West 333.93 feet, South 38 degrees 35 minutes 57 seconds West, 171.39 feet, South 59 degrees 23 minutes 57 seconds West along 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 seconds 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.