

Send Tax Notice To:
Shelby Land Partners, LLC
c/o: Mr. Jim Jackson
Four River Ridge
Birmingham, Alabama 35244

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 5th day of March, 2003, by **SHELBY LAND PARTNERS, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), to **3165 INVESTMENTS, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Thousand and 00/100 Dollars (\$1,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee **an undivided one-half (1/2) interest** in the real estate described on **Exhibit A** attached hereto and made a part hereof and situated in Shelby County, Alabama (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TO HAVE AND TO HOLD to Grantee, its successors and assigns, forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of the Property and that the Property is free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

SHELBY LAND PARTNERS, LLC

By: _____

Its: _____

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, 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**, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he in his capacity as such manager, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of March, 2003.

Notary Public

My Commission Expires _____ Commission Expires: 7/9/2006

[NOTARIAL SEAL]

THIS INSTRUMENT PREPARED BY:

Chervis Isom

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

426 North 20th Street, Suite 1600, SouthTrust Tower

Birmingham, Alabama 35203

Exhibit A

(Legal Descriptions)

(Douglas Tract)

Begin at the northeast corner of the south half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, and thence run west along the north line of said south half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1 a distance of 205 feet, more or less, to the northeast corner of James Alexander property, which is the point of beginning of the property herein described; run thence in a southeasterly direction along the east line of said James Alexander Property a distance of 215 feet, more or less, to the southeast corner of said James Alexander Property on the north line of James Ross Property; run thence in an easterly direction along the North line of said James Ross property and Parallel with said north line of south half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1 a distance of 105 feet; thence run in a northwesterly direction a distance of 215 feet, more or less, to a point on the north line of said south half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 which is 105 feet east from the point of beginning; run thence west along the north line of said south half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1 a distance of 105 feet to the point of beginning;

(Pickett/Hamiel Tract)

An undivided $\frac{1}{2}$ interest in the following described property:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, thence run east along the south line of said quarter-quarter section a distance of 190.44 feet; thence turn an angle of 79 degrees 01 minutes to the left and run a distance of 265.20; thence turn an angle of 57 degrees 49 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 14 degrees 16 minutes to the right and run a distance of 156.0 feet to the point of beginning; thence turn an angle of 26 degrees 13 minutes to the left and run a distance of 210 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 153.10; thence turn an angle of 33 degrees 09 minutes to the right and run a distance of 68.30 feet; thence turn an angel of 56 degrees 51 minutes to the right and run a distance of 172.50 feet to the point of beginning;

LESS AND EXCEPT:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West; thence run east along the south line of said quarter quarter section a distance of 190.44 feet; thence turn an angle of 79 degrees 01 minutes to the left and run a distance of 265.20 feet; thence turn an angle of 57 degrees 49 minutes to the right and run a distance of 210.0 feet; thence turn an angle of 14 degrees 16 minutes to the right and run a distance of 156.0 feet; thence turn an angle of 26 degrees 13 minutes to the left and run a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 105.0 feet to the point of beginning of the lot herein described; thence continue along the same course a distance of 105.0 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 153.10 feet; thence turn an angle of 33 degrees 09 minutes to the right and run a distance of 68.30 feet; thence turn an angle of 56 degrees

51 minutes to the right and run a distance of 57.5; thence run in a northeasterly direction 215 feet, more or less to the point of beginning;

(Hines Tract)

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, and run north 00 degrees, 00 minutes, 15 seconds along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ section for 581.82 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 57.90 feet; thence run north 87 degrees, 17 minutes, 45 seconds west for 28.44 feet; thence run south 25 degrees, 37 minutes, 01 seconds east for 65.70 feet to the point of beginning;

(Moore Tract)

A lot in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, township 21 South, Range 3 West, thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 190.44 feet; thence turn an angle of 79 degrees 01 minutes to the left and run a distance of 265.20 feet thence turn an angle of 57 degrees 49 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 14 degrees 16 minutes to the right and run a distance of 156 feet; thence turn an angle of 26 degrees 13 minutes to the left and run a distance of 210 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 105.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 105 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210 feet to the point of beginning;

(Norris Tract)

A lot in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West; thence run east along the South line of said quarter-quarter section, a distance of 190.44 feet; thence turn an angle of 79 degrees 01 minutes to the left and run a distance of 265.20 feet; thence turn an angle of 57 degrees 49 minutes to the right and run a distance of 210.0 feet; thence turn an angle of 14 degrees 16 minutes to the right and run a distance of 156.0 feet to the point of beginning; thence turn an angle of 26 degrees 13 minutes to the left and run a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210 feet to the point of beginning;

(Strickland Tract)

A tract of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run North 00 degrees 25 minutes 16 seconds West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 660.96 feet to the point of beginning the tract of land herein described; thence continue along the last described course for 207.50 feet; thence run North 88 degrees, 56 minutes, 37 seconds West for 296.48 feet to a point on the East right of way line of Interstate Highway No. 65; thence run South 03 degrees 07 minutes 39 seconds West along said right of way line for 206.41 feet; thence run South 88 degrees 43 minutes 46 seconds East for 309.29 feet to the point of beginning;

(Swain Tract I)

A tract of land situated in the Southwest quarter of the Southeast Quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Southwest corner of said quarter quarter section and run east along the south line thereof a distance of 644.09 feet to the west line of a public road; thence an angle left of 95 degrees, 48 minutes 58 seconds and run in a northerly direction along said west line a distance of 211.09 feet; thence 84 degrees 11 minutes 02 seconds left and run west and parallel to the south line of said section 1 a distance of 175.0 feet to the point of beginning; thence 95 degrees 48 minutes 58 seconds left and run south and parallel to the west line of said public road a distance of 110.57 feet; thence 95 degrees 48 minutes 58 seconds right and run west and parallel to the south line of section 1 a distance of 145.20 feet; thence 90 degrees right and run north 110.00 feet; thence 90 degrees right and run east 134.00 feet to the point of beginning;

(Thomas Tract)

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, township 21 South, Range 3 West; thence run East along the South line of said quarter quarter section a distance of 190.44 feet; thence turn an angle of 79 degrees 01 minutes to the left and run a distance of 265.20 feet; thence turn an angle of 57 degrees 49 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 14 degrees 16 minutes to the right and run a distance of 156.00 feet; thence turn an angle of 26 degrees 13 minutes to the left and run a distance of 210 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 105 feet to the point of beginning of the lot herein described; thence continue along the same course a distance of 105 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 153.10 feet; thence turn an angle of 33 degrees 09 minutes to the right and run a distance of 68.30 feet; thence turn an angle of 56 degrees 51 minutes to the right and run a distance of 67.5 feet; thence run in a northeasterly direction 215 feet, more or less to the point of beginning.