

190,000 x 50% = 95,000

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



20040506000240180 Pg 1/3 112.00  
Shelby Cnty Judge of Probate, AL  
05/06/2004 15:28:00 FILED/CERTIFIED

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 5th day of May, 2004, 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 Ten and 00/100 Dollars (\$10.00) 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: [Signature]  
Its: Manager

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 5<sup>th</sup> day of May, 2004.

[Signature]  
Notary Public  
My Commission Expires: 2/17/07

[NOTARIAL SEAL]

THIS INSTRUMENT PREPARED BY:  
Chervis Isom  
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
420 North 20th Street, Suite 1600, SouthTrust Tower  
Birmingham, Alabama 35203

Exhibit A

(Legal Descriptions)

**(Hawkins Tract)**

Begin at the SW corner of Pinkie Davis property on the Alabama Power Company Right of Way line and run thence South along said right of way line 398 feet; thence run in a Northeasterly direction 253 feet; thence run North 300 feet to the Northwest corner of lands formerly conveyed to James Ross and wife, Leatha Ross; thence run east along the North line of said James Ross and Leatha Ross lands a distance of 420 feet to the Northeast corner of said James Ross and Leatha Ross lands, the point of beginning of the lands therein described; thence run South along the East boundary of said James Ross and Leatha Ross lands a distance of 210 feet; thence run East a distance of 210 feet; thence run North a distance of 210 feet; thence run West a distance of 210 feet to the point of beginning in Section 1, Township 21, Range 3 West. Situated in Shelby County, Alabama.

**(Pinkie Davis Tract)**

FROM THE SOUTHEAST CORNER OF THE SE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST, RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF THE SAID SE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 3 WEST FOR 456.26 FEET; THENCE TURN AN ANGLE OF 87 DEGREES, 18 MINUTES TO THE LEFT AND RUN WESTERLY FOR 42.35 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE CONTINUE WESTERLY FOR 215.0 FEET TO A POINT ON THE ALA. STATE HIGHWAY DEPARTMENT RIGHT OF WAY LINE; THENCE TURN AN ANGLE OF 67 DEGREES, 00 MINUTES TO THE RIGHT AND RUN NORTHWESTERLY ALONG THE A.S.H.D.R.O.W. LINE FOR 30.90 FEET; THENCE TURN AN ANGLE OF 52 DEGREES, 00 MINUTES TO THE LEFT AND RUN NORTHEASTERLY FOR 88.94 FEET; THENCE TURN AN ANGLE OF 144 DEGREES, 33 MINUTES TO THE RIGHT AND RUN SOUTHEASTERLY FOR 210.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.