

This instrument prepared by:  
ROBERT C. BARNETT  
2107 5<sup>TH</sup> Avenue North  
Suite 100  
Birmingham, AL 35203

Send Tax Notice to:  
Charles Kessler  
3505 Bent River Road  
Birmingham, AL 35216

**CORPORATE WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY )

That in consideration of the mutual exchange of properties to the undersigned grantor, Werth Realty, Inc., an Alabama Corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Wellington Development Corporation, GRANTEE, a  $\frac{3}{4}$  interest of an undivided  $\frac{1}{2}$  interest in and to the following described property located in Shelby County, Alabama to wit:

As set out in exhibit A attached hereto.

SUBJECT TO:

1. Taxes due for the year 2003 and 2004
2. All easements and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President who is authorized to execute this conveyance, hereto set its signature and seal, this the 7<sup>th</sup> day of November, 2003.

Werth Realty, Inc.

By Robert C. Barnett  
Robert C. Barnett, President

STATE OF ALABAMA  
SHELBY COUNTY

I, MICKY GENE ROCK a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett as President of Werth Realty, Inc., an Alabama Corporation, signed the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and seal this 7<sup>th</sup> day of November, 2003.

NOTARY PUBLIC:

Sign: [Signature]  
My Commission Expires: 9-17-05

## LEGAL DESCRIPTION

Commence at the Northwest Corner of Section 20, Township 19 South, Range 2 West; Thence run South 88 degrees 38 minutes 13 seconds East along the North line of said Section a distance of 122.50 feet to the Easterly Right of Way Line of Alabama Interstate 65; Thence run South 17 degrees 01 minutes 24 Seconds East along said Right of Way a distance of 125.63 feet to the Point of Beginning; Thence South 87 degrees 00 minutes 36 seconds East a distance of 346.46 feet to a point; Thence North 84 degrees 15 minutes 30 seconds East a distance of 152.77 feet to a point around a curve to the left through a central angle of 10 degrees 08 minutes 05 seconds an arc distance of 62.52 feet a chord bearing of South 23 degrees 50 minutes 33 seconds East a distance of 62.44 feet to a point; Thence South 28 degrees 55 minutes 55 seconds East a distance of 330.38 feet to a point; Thence North 61 degrees 04 minutes 03 seconds East a distance of 260.00 feet to a point; Thence South 36 degrees 06 minutes 39 seconds East a distance of 74.45 feet to a point; Thence North 57 degrees 42 minutes 41 seconds East a distance of 150.00 feet to a point; Thence North 24 degrees 54 minutes 01 seconds East a distance of 150.00 feet to a point; Thence North 08 degrees 31 minutes 60 seconds East a distance of 174.43 feet to a point; Thence South 89 degrees 51 minutes 55seconds East a distance of 390.00 feet to a point; Thence South 10 degrees 05 minutes 58 seconds East a distance of 192.95 feet to a point; Thence South 03 degrees 01 minutes 23 seconds East a distance of 277.24 feet to a point; Thence South 04 degrees 25 minutes 27 seconds East a distance of 300.50 feet to a point; Thence South 11 degrees 23 minutes 11 seconds East a distance of 251.34 feet to a point; Thence North 88 degrees 44 minutes 34 seconds West a distance of 1437.49 feet to a point said point being on the Easterly Right of Way line of Alabama Interstate 65; Thence along said Right of Way Line North 12 degrees 29 minutes 16 seconds West a distance of 290.64 feet to a point; Thence North 17 degrees 01 minutes 24 seconds West a distance of 620.32 feet to the Point of Beginning.

