

THIS INSTRUMENT PREPARED BY:

Thomas C. Clark, III, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Shelby Land Partners, LLC
Four Riverchase Ridge
Birmingham, Alabama 35244
Attn: James A. Jackson

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Bobbie Jean Cohill**, a married woman, **Mattie M. Hall**, an unmarried woman, **James C. Hall**, a married man, and **Jimmy Hall**, an unmarried man (collectively, the "Grantors"), do hereby grant, bargain, sell and convey unto **Shelby Land Partners, LLC**, an Alabama limited liability company, a 50% undivided interest, and to **3165 Investments, LLC**, an Alabama limited liability company, a 50% undivided interest, as tenants in common, and their successors and assigns (hereinafter collectively referred to as the "Grantee"), in that certain real property (the "Property") lying and being situated in Shelby County, Alabama and more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

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

1. Ad Valorem taxes for the current tax year, a lien not yet due and payable.
2. Right of Way to Shelby County as recorded in Deed Book 166, page 308; Deed Book 216, page 142; Deed Book 274, page 419 and Deed Book 184, page 476.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 207, page 676; Deed Book 207, page 677; Deed Book 210, page 114; Deed Book 210, page 121; Deed Book 210, page 123; Deed Book 210, page 125; Deed Book 218, page 651; Deed Book 218, page 656; Deed Book 207, page 669; Deed Book 48, page 617; Deed Book 145, page 297; Deed Book 138, page 57; Deed Book 220, page 39; Deed Book 220, page 39 and Deed Book 130, page 89.

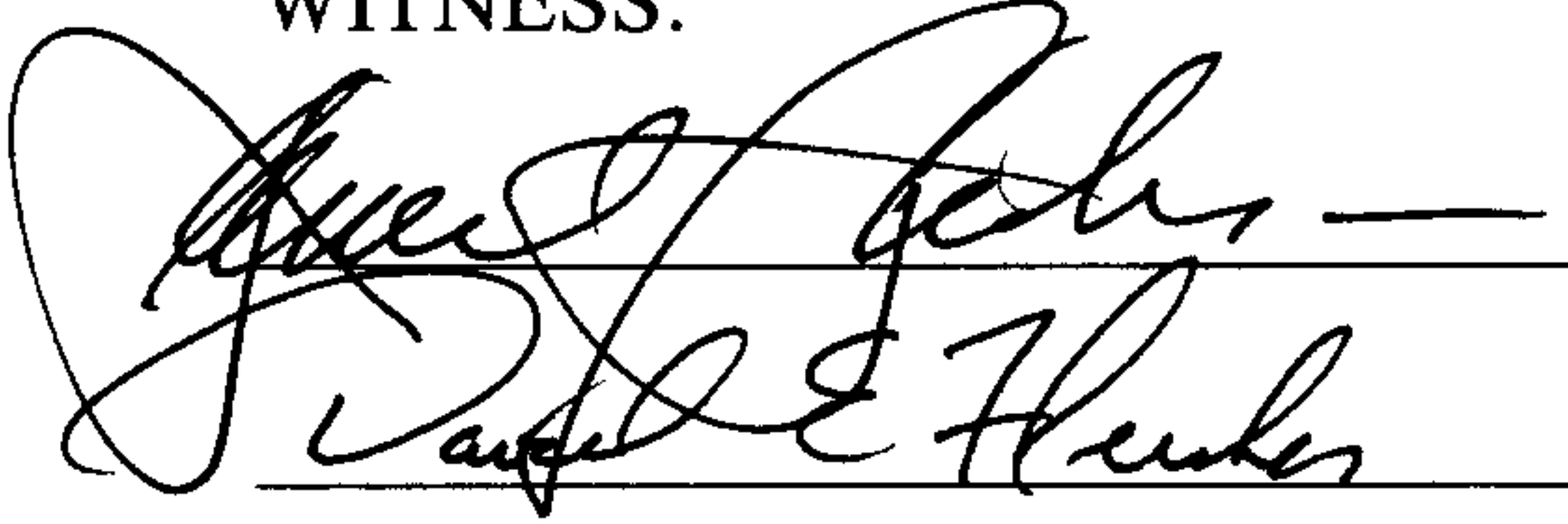
The Property conveyed by this General Warranty Deed does not constitute the homestead of any of the Grantors.

And the Grantors, for the Grantors, and their heirs and assigns, covenant with the Grantee, and its successors and assigns, that the Grantors are lawfully seized in fee simple of said property; that said property is free from all encumbrances except for the Exceptions; that the Grantors have a good right to sell and convey the same as aforesaid; that no party other than the Grantors is in possession of all or any portion of the Property under any unrecorded leases, tenancy at will or otherwise; and that the Grantors, and their heirs and assigns, shall warrant and defend the same to the Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

The "Grantors" named above are one and the same as James Hall, Jimmie Hall, Bobbie Jean Cohill and Mattie Hall referenced in (i) that certain Affidavit dated February 4, 2004 executed by Buelah M. Caffey and (ii) that certain Affidavit dated February 4, 2004 executed by Vennie Evans, each regarding the heirs of Mary Hall.

IN WITNESS WHEREOF, the undersigned Grantors have executed this General Warranty Deed on the 14th day of May, 2004.

WITNESS:



David E. Hester


Bobbie Jean Cohill

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bobbie Jean Cohill, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May, 2004.


Notary Public

AFFIX SEAL

My commission expires: 7/20/2005

WITNESS:

David E. Johnson
David E. Johnson

Jimmy Hall
Jimmy Hall

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jimmy Hall, 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.

Given under my hand and official seal this the 14th day of May, 2004.

JL
Notary Public

AFFIX SEAL

My commission expires: 7/20/2005

WITNESS:

[Signature]
David E. Hurley

James E. Hall
James E. Hall

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 E. Hall, 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.

Given under my hand and official seal this the 14th day of May, 2004.

7216
Notary Public

AFFIX SEAL

My commission expires: 7/20/2005

WITNESS:

[Signature]
David E. Hester

[Signature]
Mattie M. Hall

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Mattie M. Hall, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May, 2004.

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 7/20/2005

EXHIBIT A

(Description of Property)

Commencing at a point 35 feet, more or less, North of an iron marker in a rock pile at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and run Westerly parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 105.0 feet, more or less; thence run Northerly parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 136.2 feet; thence run Westerly parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 105.0 feet, more or less, to an iron marker, being the point of beginning; thence continue along same course a distance of 282.2 feet, more or less, to an iron marker, being the Southeast corner of the parcel conveyed to James E. Hall, in deed recorded in Deed Book 342, Page 91, in the Probate Office of Shelby County, Alabama; thence run Northerly along the East line of said James E. Hall property to an iron marker on an established property line, being the Northeast corner of said James E. Hall property; thence turn an angle of 65 degrees, more or less, to the right and run Northeasterly along said established property line a distance of 79.99 feet, more or less, to an iron marker; thence turn an angle of 1 degree, 31 minutes to the left and run Northeasterly a distance of 253.5 feet to an iron marker; thence run Southerly parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 273.8 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.