



20041220000691350 Pg 1/3 125.00  
Shelby Cnty Judge of Probate, AL  
12/20/2004 08:35:00 FILED/CERTIFIED

SHELBY COUNTY  
STATE OF ALABAMA

Send tax notice to:  
Greenbriar, Ltd.  
P. O. Box 247  
Alabaster, Alabama 35007

\$ 108,000.00  
MFR

**SPECIAL (STATUTORY) WARRANTY DEED**  
R.E. No. CH CH01 (CB 1104 Part)

THIS INDENTURE, made this 30th day of November, 2004, between **Cahaba Forests, LLC**, a Delaware limited liability company, having a usual place of business c/o Hancock Forest Management, Inc., 3891 Klein Road, Harpersville, Alabama 35078 (Grantor), and **Greenbriar, Ltd.**, an Alabama limited partnership, having an address at P. O. Box 247, Alabaster, Alabama 35007 (Grantee).

WITNESSETH, that the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND  
BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed the foregoing deed as of the day and year first-above written.

**CAHABA FORESTS, LLC**

By: **Hancock Natural Resource Group, Inc.,**  
**Its Manager**

By Michael J. Morgan  
Michael J. Morgan  
Its Senior Vice President & CFO

ATTEST:

Celine Bernier  
Celine Bernier, Assistant Secretary

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss  
COUNTY OF SUFFOLK )

I, Josephine A. Pepper, a Notary Public in and for said County and Commonwealth, hereby certify that Michael J. Morgan, whose name as Senior Vice President & CFO of Hancock Natural Resource Group, Inc., on behalf of Cahaba Forests, LLC, is signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, s/he, as such officer and with full authority, executed the same voluntarily (on the day the same bears date) on behalf of such entities for and as the act of said entities.

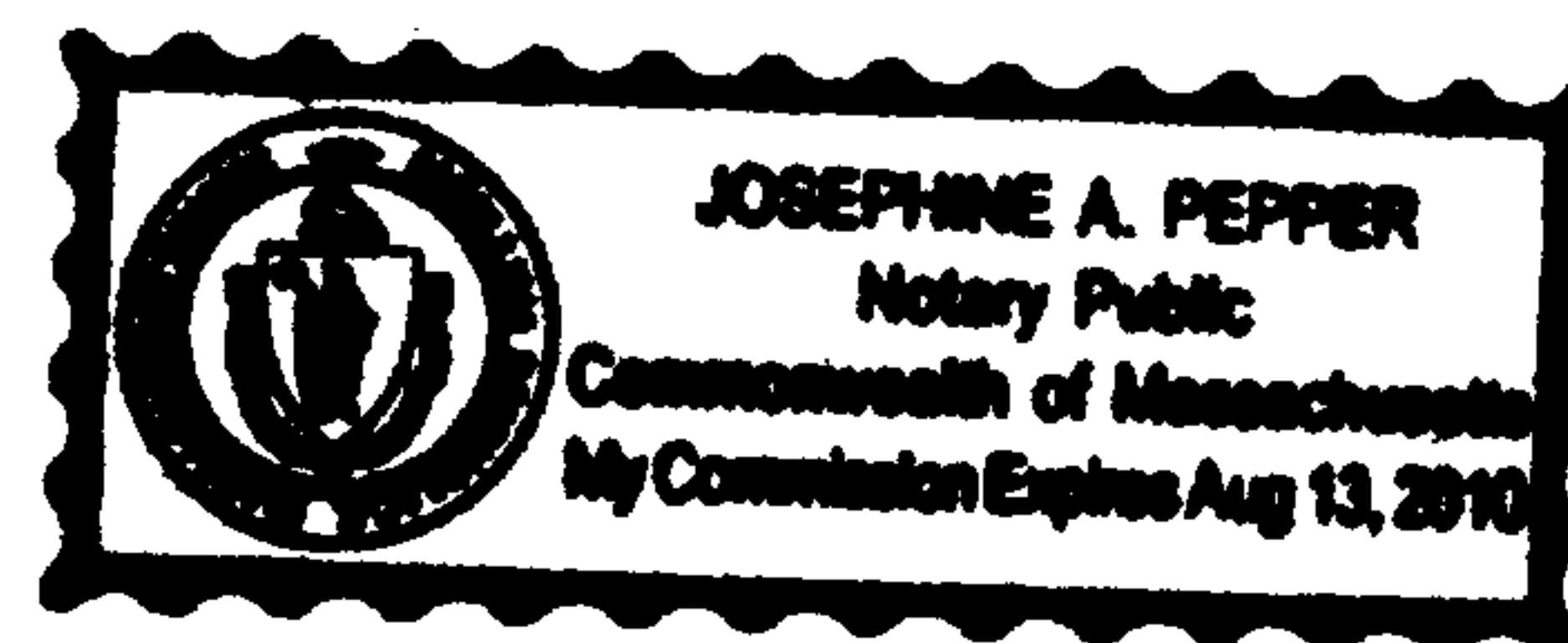
Given under my hand and official seal on November 30, 2004.

Josephine A. Pepper  
Notary Public

My commission expires: \_\_\_\_\_

Prepared by:

Mr. Timothy D. Davis  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205



**Note:** Section 18, Township 18 South, Range 2 East, Shelby County, Alabama

## EXHIBIT "A"

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### Legal Description

A parcel of land being all that part of Lots 17, 32, 33, 48, and 49 of Section 18 of Birmingham Acreage Company's First Subdivision as recorded in Map Book 3 Page 6 as recorded in the Office of the Judge of Probate of Shelby County, Alabama lying East of Shelby County Hwy 55 in Section 18, Township 18 South, Range 2 East in Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama; thence N01°42'00"W, a distance of 669.53' to a SE corner of Lot 49 of Section 18 of Birmingham Acreage Company's First Subdivision as recorded in Map Book 3 Page 6 in the Office of the Judge of Probate in Shelby County, Alabama and being the POINT OF BEGINNING; thence continue northerly along said line, a distance of 3,347.64' to the NE corner of the SE 1/4 of the NE 1/4 of said Section and also the NE corner of Lot 17 of Section 18 of said Birmingham Acreage Company's First Subdivision; thence S85°15'31"W, a distance of 364.35' to the easterly prescriptive right-of-way of Shelby County Hwy. 55; thence S09°06'12"E along said right-of-way, a distance of 319.13'; thence S05°05'09"E along said right-of-way, a distance of 602.80'; thence S00°40'19"E along said right-of-way, a distance of 122.63'; thence S14°55'38"W along said right-of-way, a distance of 529.35'; thence S01°53'09"W along said right-of-way, a distance of 94.15'; thence S02°59'58"E along said right-of-way, a distance of 594.88'; thence S01°50'33"W along said right-of-way, a distance of 208.91'; thence S14°17'46"W along said right-of-way, a distance of 287.79'; thence S00°04'29"W along said right-of-way a distance of 107.21'; thence S10°25'22"E along said right-of-way, a distance of 515.05'; thence N87°03'00"E and leaving said right-of-way, a distance of 450.71' to the POINT OF BEGINNING.

Being a portion of the premises conveyed to Grantor by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama as Instrument No. 2000-04451 and as corrected in corrective deed recorded in Instrument No. 2001-21744.