

SHELBY COUNTY
STATE OF ALABAMA

Send tax notice to:
Emris H. Graham, Jr.
Sharon D. Graham
3749 Montevallo Road
Birmingham, Alabama 35213

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

THIS INDENTURE, made this 9th day of December, 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 **Emris H. Graham, Jr.**, and his wife, **Sharon D. Graham**, having an address at 3749 Montevallo Road, Birmingham, Alabama 35213 (individually Grantee, and collectively Grantees).

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 Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as joint tenants with right of survivorship, 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 Grantees, for and during their joint lives as joint tenants and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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**

[Seal with HNRGI Seal]

By *Peter D'Anieri*
Peter D'Anieri
Its Vice President

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 Peter D'Anieri, whose name as Vice President 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.

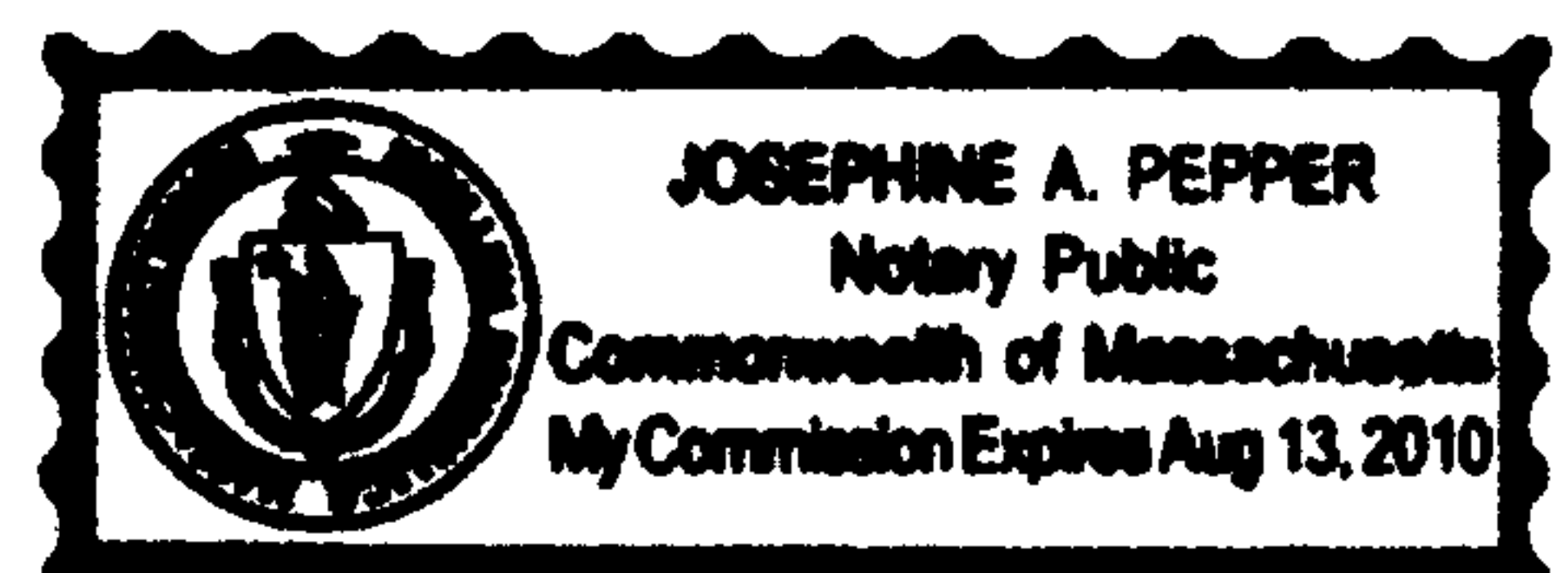
Given under my hand and official seal on December 9, 2004.

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"

Legal Description

From a 3/4" pipe accepted as the N.E. corner of Section 18, T18S-R2E, run thence (TRUE) S 00°52'53"W along the East boundary of said Section 18 for a distance of 1335.86 feet to a point at the true N.E. corner of the SE1/4-NE1/4 of said Section 18, said point being N 00°52'53"E 4007.60 feet North of a 2" pipe at the S.E. corner of said Section 18; thence run N 89°32'26"W along the accepted North boundary of said SE1/4-NE1/4 for a distance of 242.73 feet to a 1/2" rebar on the Westerly boundary of Shelby County road #55 (60' R.O.W.), being the point of beginning of herein described parcel of land; thence continue N 89°32'26"W along the accepted North boundary of said SE1/4-NE1/4 for a distance of 1042.45 feet to a 3/4" rebar accepted as the S.E. corner of the NW1/4-NE1/4 of said Section 18; thence run N 00°27'35"W along the accepted East boundary of said NW1/4-NE1/4 for a distance of 1317.85 feet to a 1" pipe accepted as the N.E. corner of said NW1/4-NE1/4; thence run S 89°17'00"W along the accepted North boundary of said NW1/4-NE1/4 for a distance of 1098.21 feet to a 1/2" rebar accepted as the N.W. corner of said NW1/4-NE1/4; thence run S 02°38'48"W along the accepted West boundary of said NW1/4-NE1/4 for a distance of 1311.04 feet to a railroad rail accepted as the N.W. corner of the SW1/4-NE1/4 of aforementioned Section 18; thence run S 00°55'15"W along the accepted West boundary of said SW1/4-NE1/4 for a distance of 710.35 feet to a 1/2" rebar on the Northerly boundary of Maplewood Drive (60' R.O.W.) that is N 00°55'15"E 650.98 feet of a 3/4" rebar accepted as the S.W. corner of said SW1/4-NE1/4, said point being on a curve concave left, having a delta angle of 14°29'48" and tangents of 46.18 feet; thence run N 70°41'23"E for a chord distance of 60.68 feet to a 1/2" rebar at the P.T.; thence run N 65°53'48"E along said drive boundary for a distance of 159.62 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 30°00'59" and tangents of 166.96 feet; thence run N 50°53'18"E for a chord distance of 322.52 feet to a 1/2" rebar at the P.T.; thence run N 35°52'49"E along said drive boundary for a distance of 140.00 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 23°39'38" and tangents of 81.28 feet; thence run N 47°42'38"E for a chord distance of 159.11 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 63°35'59" and tangents of 98.01 feet; thence run S 88°39'35"E for a chord distance of 166.60 feet to a 1/2" rebar at the P.T.; thence run S 56°51'34"E along said drive boundary for a distance of 179.75 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 28°13'05" and tangents of 72.46 feet; thence run S 70°58'06"E for a chord distance of 140.55 feet to a 1/2" rebar at the P.T.; thence run S 85°04'39"E along said drive boundary for a distance of 158.59 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 25°04'43" and tangents of 106.67 feet; thence run S 72°32'18"E for a chord distance of 208.26 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 46°01'33" and tangents of 61.62 feet; thence run S 36°59'12"E for a chord distance of 113.43 feet to a 1/2" rebar at the P.T.; thence run S 13°58'23"E along said drive boundary for a distance of 51.76 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 17°26'30" and tangents of 79.60 feet; thence run S 05°15'08"E for a chord distance of 157.36 feet to a 1/2" rebar at the P.T.; thence run S 03°28'07"W along said drive boundary for a distance of 46.56 feet at the P.C. of a curve concave left, having a delta angle of 11°25'48" and tangents of 197.00 feet; thence run S 02°14'47"E for a chord distance of 392.04 feet to a 1/2" rebar at the P.T.; thence run S

07°57'41"E along said drive boundary for a distance of 88.68 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 26°02'21" and tangents of 58.06 feet; thence run S 20°58'51"E for a chord distance of 113.14 feet to a 1/2" rebar at the P.T.; thence run S 34°00'02"E along said drive boundary for a distance of 140.14 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 26°32'45" and tangents of 102.92 feet; thence run S 47°16'25"E for a chord distance of 200.35 feet to a 1/2" rebar at the P.T.; thence run S 60°32'47"E along said drive boundary for a distance of 210.58 feet to a 1/2" rebar at a point of intersection with the Westerly boundary of Shelby County Road #55 (60' R.O.W.), said point being the P.C. of a curve concave right, having a delta angle of 19°25'28" and tangents of 164.98 feet; thence run N 11°37'07"E for a chord distance of 325.22 feet to a 1/2" rebar at the P.T.; thence run N 21°19'50"E along said road boundary for a distance of 276.89 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 21°01'30" and tangents of 104.43 feet; thence run N 10°49'05"E for a chord distance of 205.36 feet to a 1/2" rebar at the P.T.; thence run N 00°18'20"E along said road boundary for a distance of 548.20 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 03°10'34" and tangents of 99.17 feet; thence run N 01°16'58"W for a chord distance of 198.26 feet to a 1/2" rebar at the P.T.; thence run N 02°52'15"W along said road boundary for a distance of 182.88 feet to the point of beginning of herein described parcel of land, containing 71.31 acres, situated in the NW1/4-NE1/4 and the S1/2-NE1/4 and the NE1/4-SE1/4 of Section 18, T18S-R2E, Shelby County, Alabama.

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 corrected in corrective deed recorded in Instrument No. 2001-21744.

20041220000692020 Pg 4/4 234.00
Shelby Cnty Judge of Probate, AL
12/20/2004 10:20:00 FILED/CERTIFIED