

THIS INSTRUMENT WAS PREPARED BY:

Jim G. McLaughlin, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Oak Island Farm, LLC
1749 Vestwood Hills Drive
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **LARRY R. HOUSE, a married man** (herein referred to as Grantor), do grant, bargain, sell and convey unto **OAK ISLAND FARM, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Lot 2, according to the Survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 23, Township 21 South, Range 1 East, and run south along the west line thereof 1056.17 feet, thence 49°01'30" left and run 544.73 feet to the point of beginning, said point being on the south line of Paradise Cove Lane; thence continue along the last described course 184.03 feet to a curve to the left; thence run along said curve (R=335.20') for 212.27 feet, thence continue tangent to said curve 8.00 feet, thence 81°40'55" right and run south along the west line of Lot 2 of Paradise Cove Phase II for 90.85 feet, thence 112°06'4" right and run 47.77 feet, thence 94°55' left and run 81.67 feet, thence 11°51'17" left and run 134.64 feet, thence 47°54'08" right and run 85.34 feet, thence 64°45'52" right and run 58.31 feet, thence 6°04'04" right and run 40.72 feet, thence 7°41'42" left and run 59.97 feet; thence 0°05'10" right and run 161.86 feet, thence 0°15'56" right and run 75.03 feet, thence 7°05'37" right and run 54.95 feet, thence 88°37'03" and run 410.15 feet, to the point of beginning. Also, all that land lying between the above described property and the 397' contour of Lay Lake and west of Lot 2 of Paradise Cove Phase II.

PARCEL II:

Lot 3, according to the survey of Paradise Cove as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

AND

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East; thence run east along the north line of said $\frac{1}{4}$ $\frac{1}{4}$ for 65.0 feet; thence 90°11' right run southerly along the east right of way of Paradise Cove Road for 202.02 feet to the point of beginning; thence continue last described for 648.21 feet to a curve to the left (having a radius of 284.54 feet); thence continue along said curve and right of way for 243.46 feet to tangent of said curve; thence continue along said right of way for 565.0 feet to a curve to the left (having a radius of 275.2 feet); thence run along said curve and right of way for 174.27 feet to tangent of said curve thence continue along said right of way for 20.79 feet to a curve to the left (having a radius of 267.16 feet); thence run along said curve, and right of way for 316.53 feet to tangent of said curve; thence 76°50'22" left from said tangent run 571.60 feet; thence 50°08'57" right run 362.49 feet, thence 89°43'17" right run 34.0 feet, thence 89°44'52" left run northerly for 406.19 feet; thence 90°05'20" left run 399.69 feet, thence 90°00' right run 20.0 feet, thence 90°00' left run 161.0 feet to the point of beginning, being situated in Shelby County, Alabama.

Also the right of ingress and egress over and along a 60 foot easement known as Paradise Cove on the survey of Thomas E. Simmons dated February 11, 1992, and which easement lies adjacent to the west and southerly lines of subject property.

PARCEL III:

Lot 19, according to the Survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama, and a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21, Range 1 East, more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East; thence run south along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ for 1002.88 feet; thence 49°01'30" left run southeast 838.51 feet; thence 36°17' left run easterly 117.83 feet to the point of beginning; thence continue along last described course for 12.79 feet to a curve to the left (having a radius of 327.16 feet); thence run along said curve for 47.26 feet; thence 89°57'38" right from tangent of said curve run southerly 444.05 feet to the 397' contour of Lay Lake;

thence 91°55' right run westerly along said contour 11.78 feet; thence 99°30'50" left run southerly along said contour 68.13 feet; thence continue along said contour the following described line; thence 109°41'20" left run 56.61 feet; thence 53°03'40" right run 93.24 feet; thence 44°11'20" right run 203.30 feet; thence 27°32'30" left run 158.77 feet; thence 97°52'20" right run 121.01 feet; thence 25°40'30" left run 44.28 feet; thence 25°03'30" left run 39.30 feet; thence 39°33' left run 69.54 feet; thence 45°16'45" left run 37.53 feet; thence 18°55'10" right run 80.27 feet; thence 28°31'40" right run 53.49 feet; thence 21°40'30" right run 84.60 feet; thence 44°26'30" right run 67.80 feet; thence 50°39' right run 81.60 feet; thence 12°28'40" right run 56.04 feet; thence 16°44'15" right run 55.11 feet; thence 7°20'20" right run 60.30 feet; thence 16°42'30" right run 61.52 feet; thence 16°44'40" right run 93.66 feet; thence 26°32'50" left run 92.14 feet; thence 15°05'35" right run 88.66 feet; thence 18°54' right run 196.84 feet; thence 16°04'30" right run 100.93 feet; thence 36°22'50" right run 111.69 feet; thence 14°37'30" right run 29.64 feet; thence 61°14'30" left run 70.90 feet; thence 79°13'30" left run 36.73 feet; thence 86°49'25" right run 441.21 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to (i) all taxes, (ii) restrictions as shown by recorded map, (iii) right of way granted to Alabama Power Company by instrument recorded in Instrument 1995-17332; Real 358, Page 813; and Real 311, Page 723, in the Probate Office of Shelby County, Alabama, (iv) right of way to South Central Bell recorded in Volume 343, Page 766, aforesaid office, (v) Mineral and mining rights and rights incident thereto recorded in Volume 377, Page 673, aforesaid office, (vi) Alabama Flood rights as recorded in Volume 241, Page 838, and Volume 246, Page 714, aforesaid office, (vii) restrictions or covenants recorded in Real 365, Page 667, aforesaid office, (viii) right of way to Alabama Power Company by instrument recorded in Instrument 1992-11229, aforesaid office, and (ix) the rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

This deed was prepared with information supplied by the Grantor herewith without the benefit of a title search being performed on the subject property.

The property described herein does not constitute the homestead of the Grantor or Grantor's spouse.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall

warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of JANUARY, 2005.

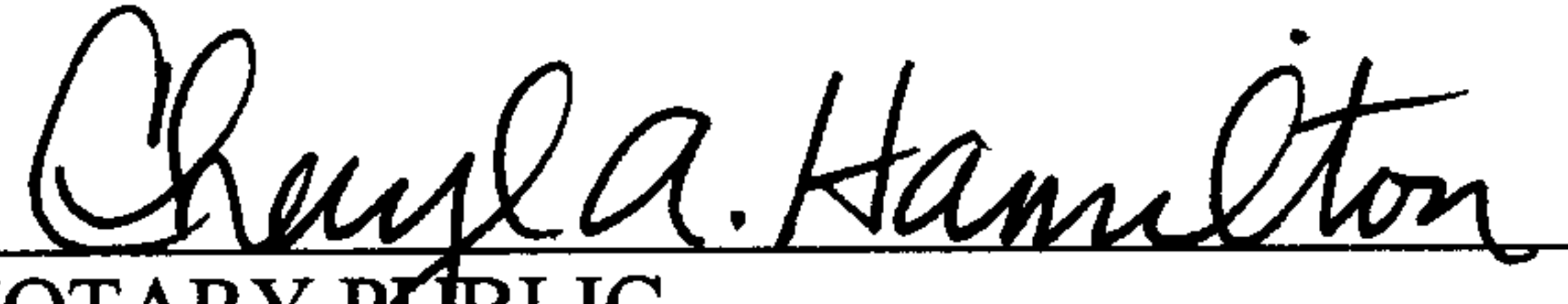

LARRY R. HOUSE

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry R. House, a married man**, whose name is signed to 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of JANUARY, 2005.


NOTARY PUBLIC
My Commission Expires: 12-5-07
[SEAL]