20050405000156220 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 04/05/2005 10:25:13AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Raja C. Khalaf BALCH & BINGHAM LLP 1901 Sixth Avenue North Suite 2600 Birmingham, Alabama 35203 SEND TAX NOTICE TO:

Alabama Power Company Corporate Real Estate Dept. P. O. Box 2641 Birmingham, Alabama 35291

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by ALABAMA POWER COMPANY, a corporation, (hereinafter referred to as "Grantee"), to the undersigned, ALABAMA PROPERTY COMPANY, a corporation (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents, and subject to the reservations, restrictions and easements hereinafter set forth, grant, bargain, sell and convey unto Grantee, the real property situated in Shelby County, Alabama described below (the "Property"):

The Property is described as follows:

PARCEL I:

A parcel of land located in a portion of the Southeast ¼ of the Southeast ¼ of Section 32, and in a portion of the Southwest ¼ of the Southwest ¼ of Section 33, Township 21 South, Range 02 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Section 32, marked by a 3 inch capped iron pipe; thence North 03°07'08" East a distance of 660.59 feet to a 5/8" rebar, said point being the Point of Beginning of the hereinafter described parcel; thence North 84°55'04" West a distance of 250.84 feet to a 5/8" rebar; thence North 00°33'11" West a distance of 54.90 feet to a ½ inch crimped pipe; thence North 75°21'31" West a distance of 232.35 feet to a ¾ inch rebar; thence North 13°09'12" East a distance of 471.31 feet to a 6 inch x 6 inch concrete monument; thence North 88°06'31" East a distance of 373.57 feet to a 6 inch x 6 inch concrete monument; thence South 89°10'20" East a distance of 47.76 feet to a 6 inch x 6 inch concrete monument; thence South 05°42'26" West a distance of 488.21 feet to a 6 inch x 6 inch concrete monument; thence South 02°12'26" West a distance of 120.73 feet to the Point of Beginning. Said Parcel containing 5.69 acres more or less. All bearings based on the Alabama State Plane West Zone Grid North.

Situated, lying and being in Shelby County, Alabama.

PARCEL II:

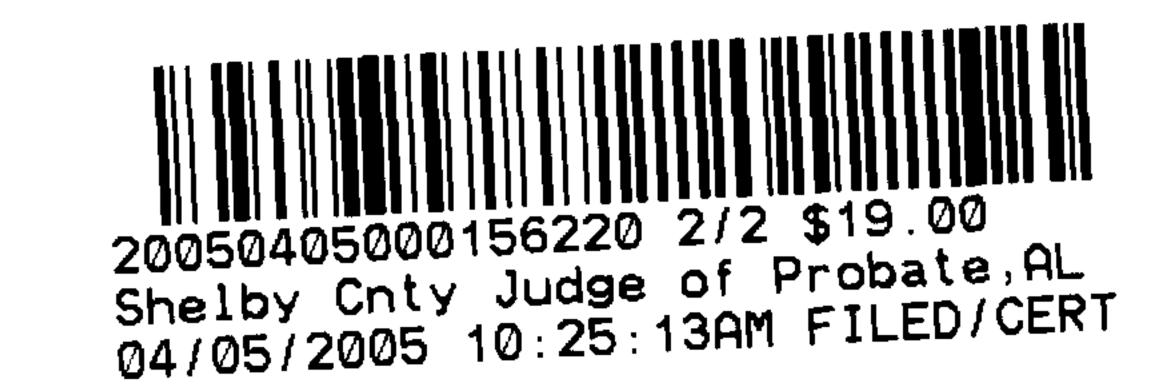
A parcel of land located in a portion of the Southwest ¼ of the Southwest ¼ of Section 33, Township 21 South, Range 02 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Section 32, marked by a 3 inch capped iron pipe; thence North 00°16′12" West a distance of 133.75 feet to a 5/8" rebar, said point being the Point of Beginning of the hereinafter described parcel; thence North 00°15′34" West a distance of 134.69 feet to a 5/8" rebar; thence North 09°45′54" East a distance of 168.10 feet to a 5/8" rebar; thence South 88°01′59" East a distance of 217.63 feet to a 5/8" rebar; thence South 07°08′35" East a distance of 305.03 feet to a 5/8" rebar; thence North 88°01′23" West a distance of 283.50 feet to the Point of Beginning. Said Parcel containing 1.78 acres more or less. All bearings based on the Alabama State Plane West Zone Grid North.

Situated, lying and being in Shelby County, Alabama.

The Property is conveyed to Grantee subject to the following:

1. General and special taxes or assessments for the year 2005 and subsequent years not yet due and payable.



- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 182, page 61 in the Office of the Judge of Probate of Shelby County, Alabama.
- Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 337, page 837 in the Office of the Judge of Probate of Shelby County, Alabama.
- Non-exclusive easement shown by instrument recorded in Deed 283, page 294 in the Office of the Judge of Probate of Shelby County, Alabama.
- Mineral, mining, and oil and gas rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And Grantor does, for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that: (i) Grantor is lawfully seized in fee simple of the Property; (ii) the Property is free from all encumbrances, unless otherwise set forth above; (iii) Grantor has a good right to sell and convey the Property as aforesaid; and (iv) Grantor and Grantor's successors and assigns 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, the said Grantor has executed this conveyance this 446

day of April, 2005. Shelby County, AL 04/05/2005 State of Alabama **GRANTOR:** Deed Tax: \$5.00 WITNESS OR ATTEST: ALABAMA PROPELLA COMPANY By: Mutt B1" Print Name: James L. Scott Print Name: Harriett Specialist-Its: Asst. Vice President STATE OF ALABAMA COUNTY OF JEFFERSON a Notary Public in and for said County in said I, Teresa M. Hamrick State, hereby certify that James L. Scott whose name as of Alabama Property Company, a corporation, is Asst. Vice President signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, __ as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal this <u>4th</u> day of <u>April</u> 2005. Hisa M. Hamrick Notary Public

[Notarial Seal]

My Commission Expires: 8 29 07