

This instrument prepared by:
Gail Livingston Mills
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice To:
Howard Lake Properties LLC
2236 Cahaba Valley Drive, Suite 208
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

MJ
\$ 3,000,000

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **SHERWOOD STAMPS**, a married man ("Grantor") does hereby grant, bargain, sell and convey unto **HOWARD LAKE PROPERTIES LLC**, an Alabama limited liability company ("Grantee"), that certain real property (the "Property") situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to encumbrances set forth in Exhibit B attached hereto and made a part hereof.

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

AND the Grantor does, for himself, his heirs, personal representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he and his heirs, personal representatives, successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

AND the said Grantor does further warrant unto the said Grantee that no portion of the real estate conveyed hereby constitutes the homestead of the Grantor.

A portion of the consideration for this deed in the amount of One Million Five Hundred Two Thousand Two Hundred Fifty Dollars (\$1,502,250.00) is being financed by a note and mortgage executed and filed for record simultaneously herewith.

[Signature and Notary Block on Next Page]

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of the 14 day of April, 2005.

GRANTOR:

Sherwood Stamps
SHERWOOD STAMPS, an individual

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SHERWOOD STAMPS**, an individual, 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 above and foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 14 day April, 2005.

Alice L. Miller
NOTARY PUBLIC
My Commission Expires: 2-26-06

EXHIBIT A

Legal Description of the Property

Section 19:

The S.E. $\frac{1}{4}$ lying East of Pumpkin Swamp Road.

Section 20:

The W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$.

Section 29:

The N. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$.

The W. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ lying North of the Central of Georgia Railway.

Part of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$.

Part of the E. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$,

Section 30:

Part of the N.E. $\frac{1}{4}$.

All being in Township 18 South, Range 2 East, described as follows:

Beginning at the N.E. Corner of Section 29 go South 89 degrees 27 minutes 53 seconds West along the North Boundary of said Section for 3862.17 feet to the S.E. corner of the W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of Section 20; thence North 01 Degrees 52 Minutes 08 Seconds West along the East Boundary of said W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ for 2671.12 feet to the N.E. Corner of said W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$; thence South 89 Degrees 39 Minutes 17 Seconds West along the North Boundary of said W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ for 1303.61 feet to the N.E. Corner of the S.E. $\frac{1}{4}$ of Section 19; thence South 89 Degrees 50 Minutes 27 Seconds West along the North Boundary of said S.E. $\frac{1}{4}$ for 661.29 feet to an existing iron pin; thence continue South 89 Degrees 47 Minutes 49 Seconds West along the North Boundary of said S.E. $\frac{1}{4}$ for 1102.74 feet to a point on a curve to the right on the East Boundary of Shelby County Highway No. 55, said curve having a Central Angle of 08 Degrees 25 Minutes 51 Seconds and a radius of 210.00 feet; thence Westerly along said curve for 30.90 feet to the center line of Pumpkin Swamp Road; thence sixteen (16) courses along the center line of said road as follows: go South 30 Degrees 37 Minutes 51 Seconds West for 355.43 feet; thence South 20 Degrees 59 Minutes 00 Seconds West for 197.67 feet; thence South 14 Degrees 07 Minutes 00 Seconds West for 142.94 feet; thence South 02 Degrees 15 Minutes 20 Seconds West for 186.26 feet; thence South 06 Degrees 13 Minutes 20 Seconds West for 348.37 feet; thence South 00 Degrees 06 Minutes 50 Seconds West for 160.85 feet; thence South 01 Degrees 23 Minutes 30 Seconds West for 233.79 feet; thence South 12 Degrees 22 Minutes 00 Seconds West for 287.38 feet; thence South 17 Degrees 10 Minutes 30 Seconds East for 183.46 feet; thence South 04 Degrees 32 Minutes 20 Seconds West for 149.21 feet; thence South 02 Degrees 02 Minutes 00 Seconds West for 232.16 feet; thence South 46 Degrees 34 Minutes 00 Seconds West for 97.10 feet; thence South 65 Degrees 21 Minutes 52 Seconds West for 102.62 feet; thence South 53 Degrees 26 Minutes 50 Seconds West for 83.92 feet; thence South 53 Degrees 26 Minutes 15 Seconds West for 170.01 feet; thence South 53 Degrees 35 Minutes 38 Seconds West for 11.27 feet to the S.W. Corner of the S.E. $\frac{1}{4}$ of Section 19; thence South 68 Degrees 28 Minutes 04 Seconds East for 300.00 feet to the center of a branch; thence four (4) courses along said branch as follows: go South 37 Degrees 10 Minutes 15 Seconds West for 85.03 feet; thence South 57 Degrees 30 Minutes 11 Seconds West for 34.66 feet; thence South 22 Degrees 57 Minutes 21 Seconds West for 22.63 feet; thence South 13 Degrees 14 Minutes 41

Seconds West for 63.71 feet; thence South 89 Degrees 47 Minutes 02 Seconds West for 174.38 feet to the West Boundary of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 30; thence South 00 Degrees 08 Minutes 00 Seconds East along said West Boundary for 186.93 feet to a point on a curve on the Northerly Boundary of the Central of Georgia Railway, said curve having a central Angle of 16 Degrees 00 Minutes 31 Seconds and a radius of 11359.16 feet; thence Easterly along said curve for 3173.79 feet to the West Boundary of the N.W. $\frac{1}{4}$ of Section 29; thence North 00 Degrees 24 Minutes 24 Seconds East along said West Boundary for 27.76 feet to a point on a curve on the Northerly Boundary of the Central of Georgia Railway, said curve having a central angle of 02 Degrees 51 Minutes 14 Seconds and a radius of 11334.16 feet; thence Easterly along said curve for 564.55 feet to the Point of Tangent; thence South 66 Degrees 38 Minutes 02 Seconds East for 365.15 feet to the South Boundary of the W. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Section 29; thence South 89 Degrees 38 Minutes 49 Seconds East along said South Boundary for 448.36 feet to the N.W. Corner of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 29; thence South 00 Degrees 09 Minutes 21 Seconds West along the West Boundary of said N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ for 250.56 feet to the Northerly Boundary of the Central of Georgia Railway; thence South 66 Degrees 38 Minutes 02 Seconds East along said Northerly Boundary for 1416.79 feet to the East Boundary of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 29; thence North 05 Degrees 32 Minutes 06 Seconds West for 2146.70 feet to a point on the South Boundary of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 29; thence North 89 Degrees 26 Minutes 15 Seconds East along said South Boundary for 203.68 feet to the S.W. Corner of the N. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Section 29; thence North 89 Degrees 26 Minutes 15 Seconds East along the South Boundary of said N. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ for 2576.21 feet to the S.E. Corner of the N. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Section 29; thence North 00 Degrees 09 Minutes 12 Seconds West along the East Boundary of said N. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ for 1306.46 feet to the Point of Beginning, containing 538.42 Acres, more or less.

EXHIBIT B

Permitted Encumbrances

Shelby County, AL 04/15/2005
State of Alabama

Deed Tax: \$1498.00

1. Ad valorem taxes due October 1, 2005 subsequent years.
2. Transmission Line Permit to Alabama Power Company recorded in Misc. Book 99, Page 345 and Deed Book 146, Page 398 in the Probate Office of Shelby County, Alabama and as shown on that survey of James A. Riggins, Reg. No. 9428 dated March 7, 1999, being a 100 foot right of way.
3. Right of Way to Central of Georgia Railroad Company and as shown by survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999.
4. Riparian rights and rights of others to the use of Hurricane Creek and Pioneer Lake.
5. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294 and Deed Book 355, Page 694 in the Probate Office of Shelby County, Alabama.