20050104000001790 Pg 1/2 70.50 Shelby Cnty Judge of Probate, AL 01/04/2005 11:23:00 FILED/CERTIFIED

★ THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244

GRANTEE'S ADLILLU Sandra Banks

STATE OF ALABAMA

COUNTY OF SHELBY

Limited Liability Company GENERAL WARRANTY DEED

Shelby Cnty Judge of Probate, AL 12/19/2005 03:42:33PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Forty-One Thousand Four Hundred Sixty and 00/100 (\$341,460.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Southern Land Partners, LLC, a Limited Liability Company (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Sandra Banks, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$285,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The covenants and restrictions attached as Exhibit "B" are incorporated herein by reference and shall be binding on the above described property and shall run with the land.

THIS IS BEING RE-RECORDED TO INCLUDE EXHIBIT "B" AS MENTIONED IN FIRST RECORDING. TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Partner, William J. Wilkins, Jr. who is authorized to execute this conveyance, hereto set his signature and seal this the 30th day of December, 2004.

Southern Land Partners, LLC

By: Joseph E. Nicholson, Partner

STATE OF ALABAMA

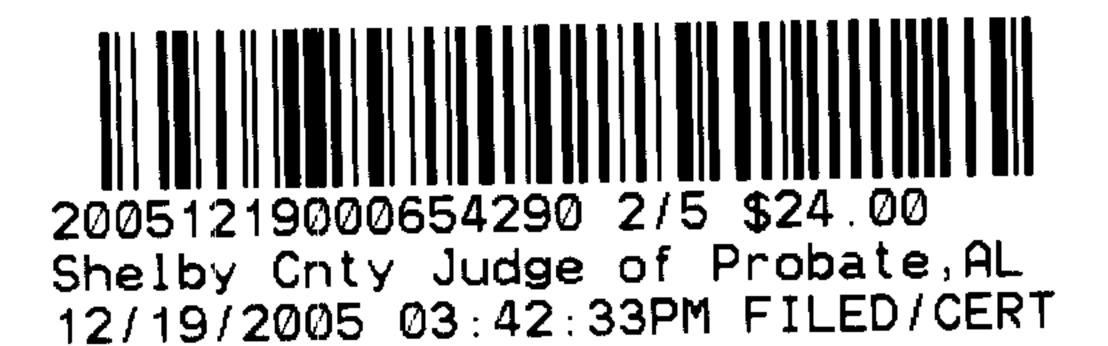
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph E. Nicholson, whose name as Partner of Southern Land Partners, LLC, a Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2004.

NOTARY PUBLIC

My Commission Expires:



20050104000001790 Pg 2/2 70.50 Shelby Cnty Judge of Probate, AL 01/04/2005 11:23:00 FILED/CERTIFIED

Parcel I

74

A part of the SE ¼ of the SE ¼ of Section 4, Township 18 South, Range 1 East, A part of the S ¼ of the SW ¼ of Section 3, Township 18 South, Range 1 East, also known as Lot 1, of Shoal Ridge Subdivision, being more particularly described as follows:

Commence at a found rebar corner that is the accepted Southeast corner of the Southeast 1/2 of the Southwest 1/2 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 38 min. 57 sec. West a distance of 609 36 feet to a set rebar corner and the point of beginning of the property Parcel 1, being described; thence run North 69 deg. 02 min. 17, sec. West a distance of 1446.89 feet to a steel rebar comer, thence run North 11 deg. 56 min. 50 sec West a distance of 667.72 feet to a corner in the centerline of a sixty foot wide easement; Thence run South 74 deg. 01 min. 01 sec. West along centerline of said easement a distance of 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; Thence run along the arc of said easement centerline curve an arc distance of 171.02 feet to the P.T. of said curve; Thence run tangent South 25 deg. 01 min. 24 sec. West along centerline of said easement a distance of 213.53 feet to a corner on the northerly margin of Alabama Highway No. # 25; Thence run South 89 deg. 42 mm, 55 sec East along said north margin of said Highway 25 a distance of 53.49 feet to the P.C. of a curve to the right having a central angle of 40 deg. 37 min. 37 sec. and a radius of 415.87 feet; Thence run along the arc of said Highway curve an arc distance of 294 88 feet to the P.T. of said curve; Thence run tangent South 49 deg. 05 min. 18 sec. East a distance of 265.45 feet to the P.C. of a curve to the right having a central angle of 62 deg. 00 min. 18 sec. and a radius of 270.00 feet; Thence run along the arc of said highway curve an arc distance of 282.19 feet to a property comer; Thence run South 85 deg. 38 min. 57 sec. East a distance of 1,779.70 feet to the point of beginning.

Parcel 2

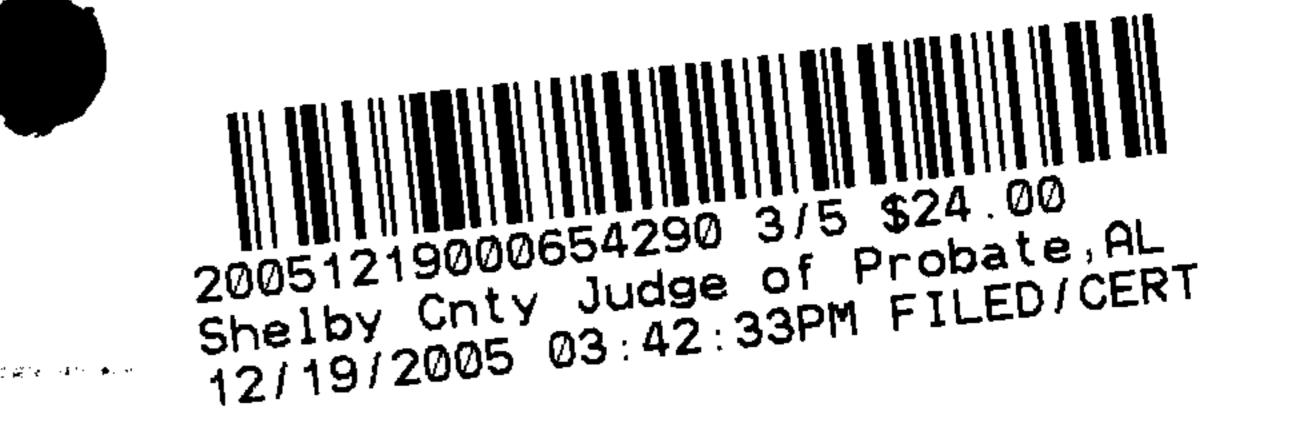
A part of the NW ¼ of the SW ¼ and the S1/2 of the SW ¼ of Section 3. Township 18 South, Range 1 East, also known as Lot 2, of Shoal Ridge Subdivision, being more particularly described as follows:

Beginning at a found rebar corner that is the accepted Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3. Township 18 south, Range 1 East, Shelby County, Alabama and run thence North 03 deg. 04 min. 43 sec. East along the east line of said ¼-1/4 section a distance of 90.56 feet to a rebar corner; thence run North 56 deg. 11 min. 56 sec. West a distance of 1,308.28 feet to a rebar corner; Thence run North 41 deg. 42 min. 07 sec. West a distance of 1,000.85 feet to a rebar corner in the centerline of a sixty foot easement in a curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; Thence run along South 39 deg. 41 min. 32 sec. West a distance of 320.28 feet to the P.C. of a curve to the left having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00; thence run along the arc of said easement curve an arc distance of 104.84 feet to a rebar corner; Thence run South 11 deg. 56 min. 50 sec. East a distance of 667.72 feet to a steel rebar corner; Thence run South 69 deg. 38 min. 57 sec. East a distance of 609.36 feet to the point of beginning.

Parcel III

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 55 min. 35 sec. West along the north line of said ¼ ¼ a distance of 476.76 fcet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described: thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 dèg. 34 min. 43 sec. West 976.73 feet to the P.C. of a curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right of way that lies within this description.

All being situated in Shelby County, Alabama.



Rights of others in and to the sixty (60) foot wide access easement, together with the responsibility for 1/11th of the cost of maintenance of said easement.

BUILDING AND USE RESTRICTIONS

The parcel conveyed may not be subdivided.

- There may be only one dwelling constructed on this parcel and it can be constructed no closer than 100 feet to the closest boundary line of the sixty (60) foot wide access easement.
- No structure may be constructed closer than 100 feet to any property boundary line.
- Minimum square footage of a home is to be 2500 square feet of heated and cooled area on the ground or first floor.
- Exterior finishes of all structures are to blend with the natural surroundings and be similar to that used for the primary dwelling.

No metal buildings of any type will be permitted.

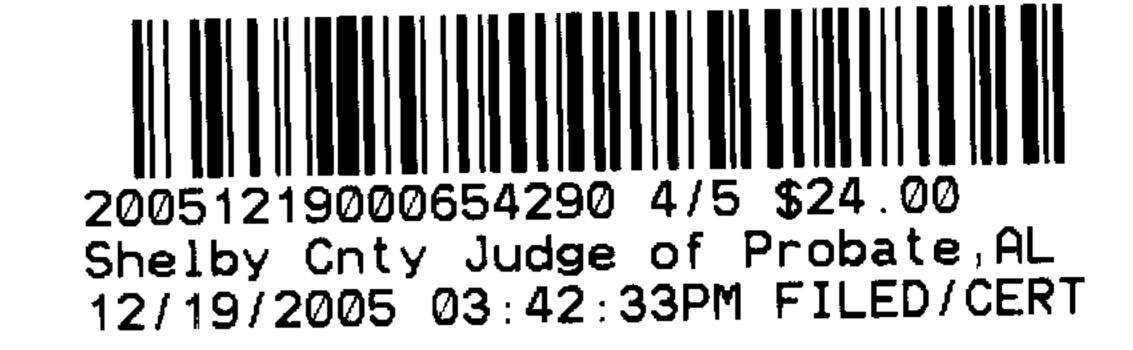
 Metal roofs will be permitted only as long as color and style blend with the natural surroundings.

• No mobile or modular homes of any type will be permitted.

- Fencing along the access easement may be only wood, plastic or similar material, but in no event may wire by employed.
- Business activity is limited to an in-house activity with no more than three (3) employees.
- No commercial greenhouses will be permitted, and those for personal use must be constructed in a location and setting so as not to be directly visible from the access easement.
- Horses and/or cattle will be permitted, but can not exceed a combined total of ten
 (10) head on this parcel.

THE BUILDING AND USE RESTRICTIONS SHALL CONSTITUTE COVENANTS RUNNING WITH THE LAND.

Purchaser Initial

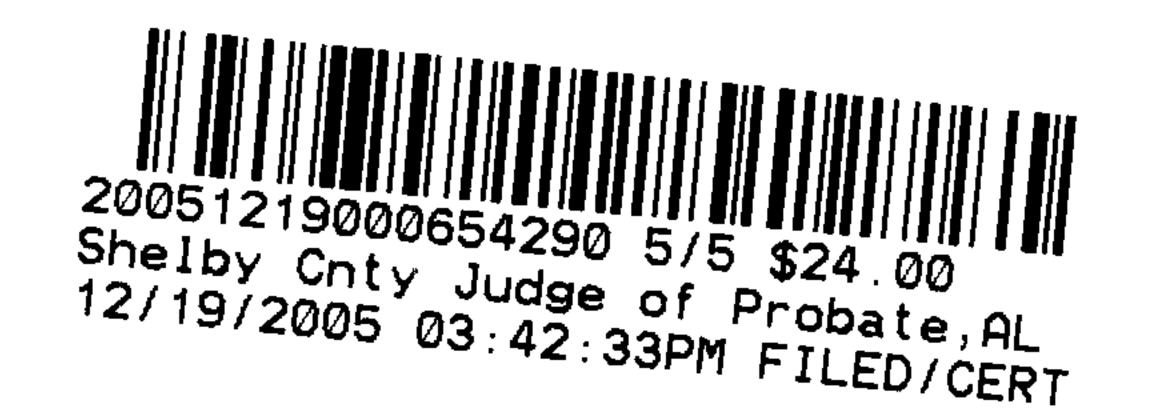


Southern Land Partners, L.L.C., is the owner of the property described in Parcel I and Parcel II attached hereto by reference. Under a real estate contract of sale dated November 11, 2004 between Southern Land Partners, L.L.C. and Sandra Banks, the seller consented for purchaser to be allowed to construct a Barnmaster Barn, a centaur fence and to construct a pond on lot 1 and 2. The improvements are not prohibited in the restrictive covenants attached hereto. Sandra Banks agrees to obtain the appropriate governmental approvals before beginning construction of any improvements.

Southern Land Partners, L.L.C.

Ite.

Sandra Banks



Parcel I

A part of the SE ¼ of the SE ¼ of Section 4, Township 18 South, Range 1 East, A part of the S ¼ of the SW ¼ of Section 3, Township 18 South, Range 1 East, also known as Lot 1, of Shoal Ridge Subdivision, being more particularly described as follows:

Commence at a found rebar corner that is the accepted Southeast corner of the Southeast 1/2 of the Southwest 1/2 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 38 min. 57 sec. West a distance of 609.36 feet to a set rebar comer and the point of beginning of the property Parcel 1, being described; thence run North 69 deg. 02 min. 17, sec. West a distance of 1446.89 feet to a steel rebar comer, thence run North 11 deg. 56 min. 50 sec. West a distance of 667.72 feet to a corner in the centerline of a sixty foot wide easement; Thence run South 74 deg. 01 min. 01 sec. West along centerline of said easement a distance of 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; Thence run along the arc of said easement centerline curve an arc distance of 171.02 feet to the P.T. of said curve; Thence run tangent South 25 deg. 01 min. 24 sec. West along centerline of said easement a distance of 213.53 feet to a corner on the northerly margin of Alabama Highway No. # 25; Thence run South 89 deg. 42 min. 55 sec. East along said north margin of said Highway 25 a distance of 53.49 feet to the P.C. of a curve to the right having a central angle of 40 deg. 37 min. 37 sec. and a radius of 415.87 feet; Thence run along the arc of said Highway curve an arc distance of 294 88 feet to the P.T. of said curve; Thence run tangent South 49 deg. 05 min. 18 sec. East a distance of 265.45 feet to the P.C. of a curve to the right having a central angle of 62 deg. 00 min. 18 sec. and a radius of 270.00 feet; Thence run along the arc of said highway curve an arc distance of 282.19 feet to a property comer; Thence run South 85 deg. 38 min. 57 sec. East a distance of 1,779.70 feet to the point of beginning.

Parcel 2

A part of the NW ¼ of the SW ¼ and the S1/2 of the SW ¼ of Section 3, Township 18 South, Range 1 East, also known as Lot 2, of Shoal Ridge Subdivision, being more particularly Regions.

Beginning at a found rebar corner that is the accepted Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3, Township 18 south, Range 1 East, Shelby County, Alabama and run thence North 03 deg. 04 min. 43 sec. East along the east line of said ¼-1/4 section a distance of 90.56 feet to a rebar corner; thence run North 56 deg. 11 min. 56 sec. West a distance of 1,308.28 feet to a rebar corner; Thence run North 41 deg. 42 min 07 sec. West a distance of 1,000.85 feet to a rebar corner in the centerline of a sixty foot easement in a curve to the left the arc of said curve an arc distance of 72.96 feet to the P T, of said curve; thence run along South 39 deg. 41 min. 32 sec. West a distance of 320.28 feet to the P.C. of a curve to the left having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00; thence run along the arc of said easement curve an arc distance of 104.84 feet to a rebar corner; Thence run South 11 deg. 02 min. 50 sec. East a distance of 667.72 feet to a steel rebar corner; thence run South 69 deg. 38 min. 57 sec. East a distance of 609.36 feet to the point of beginning.

Parcel III

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 55 min. 35 sec. West along the north line of said ¼ ¼ a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described: thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 dèg. 34 min. 43 sec. West 976.73 feet to the P.C. of a curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama description.

All being situated in Shelby County, Alabama.