

\$10,000,000.00

KCZ

99.99% SHELBY

0.01% JEFFERSON

This Instrument Prepared By  
Joseph G. Stewart  
BURR & FORMAN LLP  
Suite 3400, 420 North 20th Street  
Birmingham, Alabama 35203

Send Tax Notice To:  
Riverwoods Holdings, LLC  
123 Riverwoods Parkway  
Helena, Alabama 35080

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



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Shelby Cnty Judge of Probate, AL  
07/09/2007 03:33:51PM FILED/CERT

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Riverwoods Holdings, LLC, an Alabama limited liability company ("Grantee"), to Riverwoods Properties, LLC, an Alabama limited liability company ("Grantor"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the real estate situated in Shelby County, Alabama described on Exhibit A attached hereto and made a part hereof (the "Property").

This conveyance of the Property is subject to those matters set forth on Exhibit B, attached hereto and made a part hereof.

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

IN WITNESS WHEREOF the said Grantor has caused this conveyance to be duly executed on this 22 day of JUNE, 2007.

**RIVERWOODS PROPERTIES, LLC**

By: PZ, INC.

By:

Its:

Vice President

Kendall C. Zettler

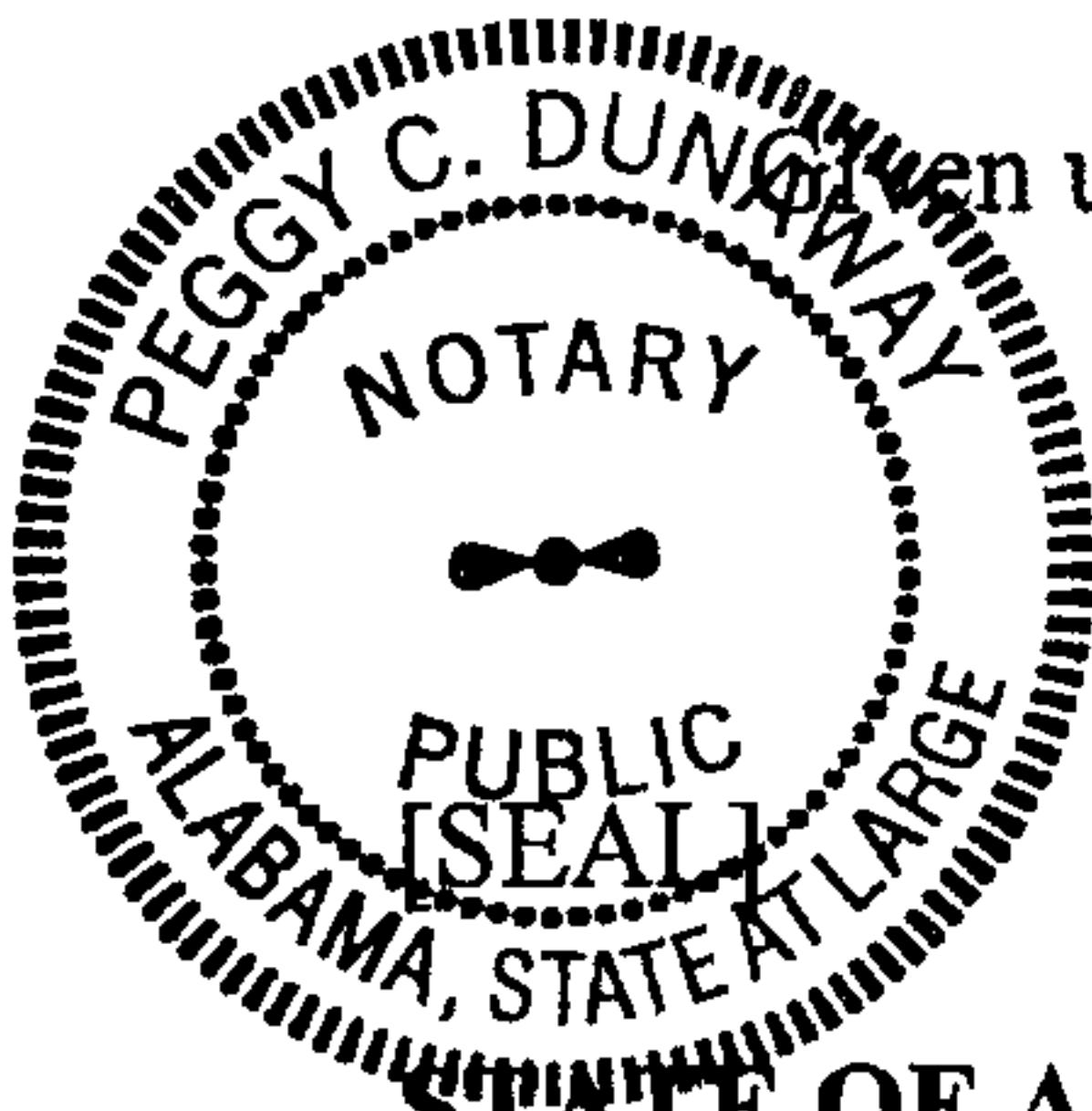
and

Jill Z. Hubbard

As All Of Its Managers

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a notary public in and for said county in said state hereby certify that Kendall C. Zettler, whose name as VP of PZ, Inc., an Alabama corporation, the Manager of Riverwoods Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of such instrument, he, as such officer, and with full authority, executed the same voluntarily on behalf of PZ, Inc., acting in its capacity as the Manager of Riverwoods Properties, LLC, for and as the act of said Riverwoods Properties, LLC, an Alabama limited liability company.

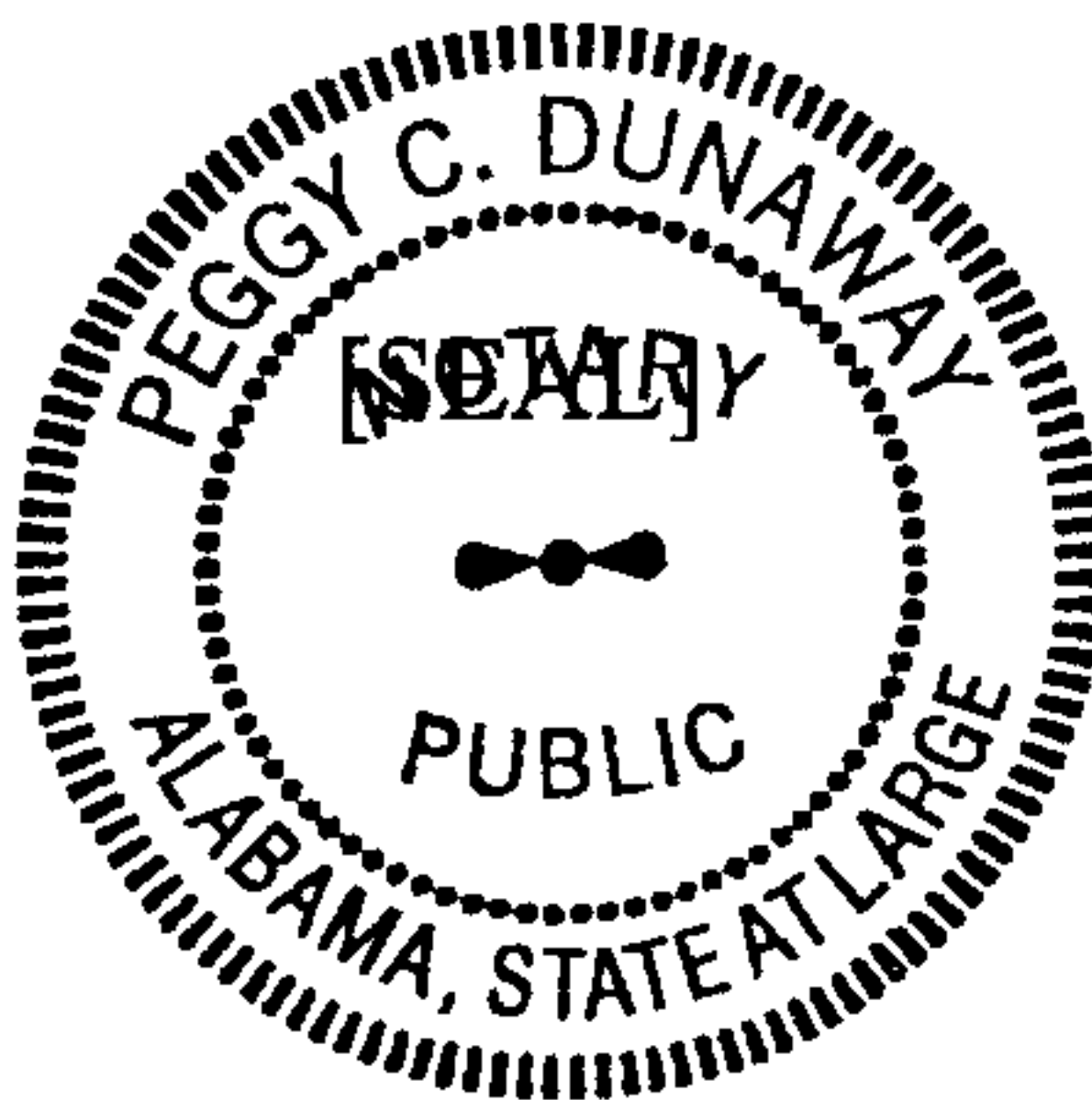


Given under my hand and official seal on this 7 day of June, 2007.

Peggy C. Dunaway  
Notary Public  
My Commission Expires: 1-11-2011

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a notary public in and for said county in said state hereby certify that Kendall C. Zettler, whose name as Manager of Riverwoods Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of such instrument, he, as such Manager, and with full authority, executed the same voluntarily on behalf of said Riverwoods Properties, LLC, an Alabama limited liability company.



Given under my hand and official seal on this 7 day of June, 2007.

Peggy C. Dunaway  
Notary Public  
My Commission Expires: 1-11-2011



STATE OF ALABAMA )  
COUNTY OF Shelby )

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I, the undersigned, a notary public in and for said county in said state hereby certify that Jill Z. Hubbard, whose name as Manager of Riverwoods Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of such instrument, she, as such Manager, and with full authority, executed the same voluntarily on behalf of said Riverwoods Properties, LLC, an Alabama limited liability company.

Given under my hand and official seal on this 7 day of June, 2007.

Jill Z. Hubbard  
Notary Public

My Commission Expires: 2-2-10

[SEAL]

EXHIBIT A

a) **A PORTION OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

**PARCEL I**

A tract of land situated in the SE 1/4 and the SW 1/4 of Section 6, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 3 West and run in a Northerly direction along the West line of said 1/4 – 1/4 section a distance of 660.73 feet to the Northwest corner of the South 1/2 of said SW 1/4 of the SE 1/4 of said Section; thence  $88^{\circ}14'39''$  to the left in a Westerly direction along the North line of the South 1/2 of the SE 1/4 of the SW 1/4 of said Section 6 a distance of 76.24 feet to a point on the Southeasterly Right-of-Way line of South Shades Crest Road; thence  $123^{\circ}53'48''$  to the right in a Northeasterly direction along said Right-of-Way line a distance of 202.10 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 2175.07 feet and a central angle of  $0^{\circ}26'16''$ ; thence in a Northeasterly direction along the arc of said curve and along said Right-of-Way line a distance of 16.62 feet to the Southwest corner of Lot 1, Southpointe, Second Sector as recorded in Map Book 11, Page 30 in the Office of the Judge of Probate of Shelby County, Alabama; thence  $88^{\circ}54'47''$  to the right (Angle Measured to Tangent) in a Southeasterly direction along the Southwest line of said Lot 1 a distance of 159.32 feet to the Southeast corner of said Lot 1, said point being located on the Northwest line of Lot 5 Southpointe, Third Sector as recorded in Map Book 12, Page 76 in the Office of the Judge of Probate of Shelby County, Alabama; thence  $89^{\circ}25'01''$  to the right in a Southwesterly direction along said Northwesterly line of said Lot 5 a distance of 11.66 feet to the Southwest corner of said Lot 5, said point being the P.C. (Point of Curve) of a curve to the right having a radius of 954.88 feet and a central angle of  $3^{\circ}34'27''$ ; thence  $80^{\circ}43'09''$  to the left (Angle Measured to Tangent) in a Southeasterly direction along the arc of said curve and along the Southwest line of said Lot 5 a distance of 59.57 feet to the P.T. (Point of Tangent) of said curve; thence  $0^{\circ}53'38''$  to the right (angle measured to tangent) in a Southeasterly direction along said Southwest line of said Lot 5 and Lot 6 of said Southpointe, Third Sector a distance of 97.41 feet to a point on a curve to the left having a radius of 886.12 feet and a central angle of  $35^{\circ}00'00''$ ; thence  $0^{\circ}31'44''$  to the left (Angle Measured to Tangent) in a Southeasterly direction along the arc of said curve and along the Southwest line of said Lot 6 and Lot 7 of said Southpointe, Third Sector, and Lots 6 and 5 of Southpointe, Fifth Sector as recorded in Map Book 13, Page 120 in the Office of the Judge of



Probate of Shelby County, Alabama a distance of 541.30 feet a point; thence 0°00'46" to the right (Angle Measured to Tangent) in a Southeasterly direction along the South line of said Lot 5 of Southpointe, Fifth Sector and Lot 9 Southpointe, Sixth Sector Phase Two as recorded in Map Book 15, Page 24 in the Office of the Judge of Probate of Shelby County, Alabama and Lot 8 Southpointe, Sixth Sector Phase One as recorded in Map Book 14, Page 85 in the Office of the Judge of Probate of Shelby County, Alabama a distance of 356.41 feet to the Southernmost corner of said Lot 8; thence 22°29'23" to the left in a Northeasterly direction along the Southeasterly line of said Lot 8 and Lot 7 Southpointe Sixth Sector Phase One a distance of 213.45 feet; thence 24°08'48" to the right in a Southeasterly direction along the Southwest line of said Lot 7 Southpointe Sixth Sector Phase One a distance of 102.88 feet to the Southeast corner of said Lot 7; thence 112°09'49" to the right in a Southwesterly direction a distance of 426.65 feet to a point on the South line of said SW 1/4 of the SE 1/4 of said Section 6; thence 56°10'59" to the right in a Westerly direction along the South line of said 1/4-1/4 section a distance of 1160.94 feet to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 14.640 acres.

## PARCEL II

Lots 1 and 2, according to the Map of Southpointe, Second Sector, as recorded in Map Book 11, Page 30 in the Office of the Judge of Probate of Shelby County, Alabama.

Containing 0.987 acres.



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**b) A PORTION OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

Part of the South 1/2 of SW 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the Southwest corner of Section 5, Township 20 South, Range 3 West; thence in an Easterly direction along the South line of the SW 1/4 of said Section 5 a distance of 128.27 feet to a set WSE iron (CA#003) at the POINT OF BEGINNING, said point being on the Southeast Right-of-Way line of a CSX Railroad; thence continue along the last stated course a distance of 2522.62 feet to a found 3" capped pipe at the Southeast corner of said SW 1/4; thence  $91^{\circ}59'07''$  to the left in a Northerly direction along the East line of said SW 1/4 a distance of 1321.47 feet to a found 3" capped pipe at the Northeast corner of the SE 1/4 of the SW 1/4 of said Section 5; thence  $87^{\circ}59'34''$  to the left in a Westerly direction along the North line of the South 1/2 of the SW 1/4 of said Section 5 a distance of 1724.34 feet to a found Paragon iron on the Southeast Right-of-Way line of said CSX Railroad; thence  $61^{\circ}11'52''$  to the left in a Southwesterly direction along said Right-of-Way line a distance of 1394.66 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 2815.00 feet and a central angle of  $1^{\circ}55'12''$ ; thence in a Southwesterly direction along the arc of said curve and along said Right-of-Way line a distance of 94.33 feet to a point; thence  $90^{\circ}00'00''$  to the right (Angle Measured from Tangent) in a Northwesterly direction along said Right-of-Way line a distance of 25.00 feet to a point, said point being on a curve to the left having a radius of 2840.00 feet and a central angle of  $0^{\circ}37'06''$ ; thence  $90^{\circ}00'00''$  to the left (Angle Measured to Tangent) in a Southwesterly direction along the arc of said curve and along said Right-of-Way line a distance of 30.65 feet to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 64.027 acres.

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c) **A PORTION OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

A parcel of land situated in the SE 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4 (being a set WSE iron – CA#003) of Section 5, Township 20 South, Range 3 West; thence West along the South line of said SW 1/4 of the SE 1/4 a distance of 1324.29 feet to a found 3" capped pipe, being the Southwest corner of said SW 1/4 of the SE 1/4; thence  $88^{\circ}03'53''$  to the right in a Northerly direction along the West line of said SW 1/4 of the SE 1/4 a distance of 1321.50 feet to a found 3" capped pipe, being the Northwest corner of said SW 1/4 of the SE 1/4; thence  $91^{\circ}52'26''$  to the right in an Easterly direction along the North line of said SW 1/4 of the SE 1/4 a distance of 367.03 feet to a found capped rebar; thence  $60^{\circ}49'54''$  to the left in a Northeasterly direction a distance of 577.29 feet to a found capped rebar; thence  $2^{\circ}05'18''$  to the right in a Northeasterly direction a distance of 469.04 feet to a found capped rebar; thence  $3^{\circ}11'20''$  to the left in a Northeasterly direction a distance of 268.34 feet to a found capped rebar; thence  $27^{\circ}27'54''$  to the right in a Northeasterly direction a distance of 316.41 feet to a found capped rebar, being the Northeast corner of the NW 1/4 of the SE 1/4; thence  $34^{\circ}32'36''$  to the right in an Easterly direction along the North line of the NE 1/4 of the SE 1/4 a distance of 267.09 feet to a set WSE iron (CA#003) on the Southwesterly Right-of-Way line of CSX Railroad; thence  $43^{\circ}55'51''$  to the right in a Southeasterly direction along said Right-of-Way line a distance of 166.77 feet to a point that is 82.00 feet Southwesterly of the T.S. (Tangent to Spiral) of a spiral curve to the right having an  $L_s$  of 99.00 feet and a  $\theta_s$  of  $1^{\circ}00'$  at station 21468+30 (stations listed hereon are from the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541); thence  $0^{\circ}19'39''$  to the right (angle measured tangent to chord) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad, being 82.00 feet Southwesterly of and parallel with said spiral curve a chord distance of 97.58 feet to a point that is 82.00 feet Southwesterly of the S.C. (Spiral to Curve) of a curve to the right having a radius of 2782.79 feet and a central angle of  $19^{\circ}38'34''$  at station 21469+29; thence  $0^{\circ}39'45''$  to the right (angle measured chord to tangent) in a Southeasterly direction along the arc of said curve, being the Southwesterly Right-of-Way line of said CSX Railroad a distance of 954.02 feet to a point that is 82.00 feet Southwesterly of the C.S. (Curve to Spiral) of a spiral curve to the right having an  $L_s$  of 99.00 feet and a  $\theta_s$  of  $1^{\circ}00'$  at station 21479+09; thence  $0^{\circ}39'45''$  to the right (angle measured tangent to chord) in a Southeasterly direction along the Southwesterly Right-of-Way line of said CSX Railroad, being 82.00 feet Southwesterly of and parallel with said spiral curve a chord distance of 97.58 feet to a point that is 82.00 feet Southwesterly of the S.T. (Spiral to Tangent) at station 21480+08; thence  $0^{\circ}19'39''$  to the right (angle measured chord to tangent) in a Southeasterly direction along the Southwesterly Right-



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of-Way line of said CSX Railroad a distance of 300.58 feet to set WSE iron (CA#003) being on the South line of the NE 1/4 of the SE 1/4 of said Section 5; thence  $114^{\circ}28'04''$  to the right in a Westerly direction (leaving said Right-of-Way line) along the South line of the NE 1/4 of the SE 1/4 a distance of 1125.07 feet to a found 3" capped pipe, being the Southwest corner of the NE 1/4 of the SE 1/4; thence  $92^{\circ}02'57''$  to the left in a Southerly direction along the East line of the SW 1/4 of the SE 1/4 a distance of 1322.98 feet to the POINT OF BEGINNING.

Containing 80.200 acres.

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d) **A PORTION OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being a 3" capped pipe rusted off at ground level; thence in a Northerly direction along the Westerly line of said Section a distance of 517.96 feet to a set WSE iron (CA#003) at the intersection of said Section line and the Southwesterly line of a CSX Railroad Right-of-Way, said point being 200 feet from the centerline of the south bound main line referenced in Deed Book 34, Page 491 and shown on the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541; thence  $157^{\circ}32'29''$  to the right in a Southeasterly direction along said Right-of-Way line, parallel to and 200 feet from the centerline of said south bound main line a distance of 364.83 feet to a set WSE iron (CA#003); thence  $90^{\circ}00'00''$  left in a Northeasterly direction along said Right-of-Way line a distance of 166.43 feet to a point on a curve to the left having a radius of 5804.65 feet and a central angle of  $2^{\circ}51'45''$ , said curve being 75.00 feet from and parallel to the centerline of the original main line as shown on the Right-of-Way and Track Map, Louisville and Nashville Railroad Company, South and North Alabama Division dated June 30, 1917, map number V20541; thence  $86^{\circ}27'55''$  to the right (angle measured to tangent) in a Southeasterly direction along the arc of said curve and along said Right-of-Way line a distance of 290.00 feet to the intersection of said Right-of-Way line and the South line of said Section 4; thence  $120^{\circ}36'02''$  to the right (angle measured to tangent) in a Westerly direction (leaving said Right-of-Way) along the South line of said Section 4 a distance of 426.96 feet to the POINT OF BEGINNING.

Containing 2.279 Acres.

e) **A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

The NE 1/4, N 1/2 of SE 1/4, SE 1/4 of SE 1/4, SE 1/4 of NW 1/4, N 1/2 of SW 1/4 and the SW 1/4 of SW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama.

Less and except the following described parcel:

Commence at the Northeast corner of Section 7, Township 20 South, Range 3 West, said point being the Southeast corner of Lot 7, Southpointe Eighth Sector as recorded in Map Book 15, Page 109 in the Probate Office of Shelby County, Alabama and run in a Westerly direction along the North line of said Section 7 and the South line of Lot 7 and Lot 8 of said subdivision a distance of 400.72 feet to the Point of Beginning of the parcel herein described; thence 60°16'40" to the left in a Southwesterly direction a distance of 2075.38 feet to a point; thence 39°49'06" to the right in a Southwesterly direction a distance of 322.95 feet to a point; thence 3°50'38" to the left in a Southwesterly direction a distance of 332.29 feet to a point; thence 20°35'59" to the left in a Southwesterly direction a distance of 561.82 feet to a point; thence 81°03'14" to the right in a Northwesterly direction a distance of 376.81 feet to a point; thence 81°09'03" to the right in a Northeasterly direction a distance of 625.66 feet to a point; thence 2°40'32" to the left in a Northeasterly direction a distance of 602.38 feet to a point; thence 9°32'26" to the right in a Northwesterly direction a distance of 722.17 feet to a point; thence 9°41'31" to the left in a Northeasterly direction a distance of 361.52 feet to a point; thence 9°18'29" to the right in a Northeasterly direction a distance of 235.91 feet to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 7; thence 56°10'59" to the right in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 176.33 feet to the NE corner of said 1/4-1/4 section; thence 0°02'02" to the right in an Easterly direction along the North line of the NE 1/4 of NE 1/4 of said Section 7 a distance of 935.76 to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 387.121 gross acres (after removing exception parcel).

CSX Railroad contains 5.3 acres, more or less.

Shelby County Highway No. 269 contains 0.5 acres, more or less.

Containing 381.3 net acres, more or less.





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**f) A PORTION OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

All that portion of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama, lying West and North of the Southerly and Easterly bank of the Cahaba River, being more particularly described as follows:

Begin at the Southwest corner of Section 8, Township 20 South, Range 3 West (3" capped pipe) and run in a Northerly direction along the West line of said section 8 a distance of 1304.21 feet to a 3" capped pipe at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section; thence  $0^{\circ}02'42''$  to the right in a Northerly direction along the West line of said Section 8 a distance of 3912.65 feet to a 3" capped pipe at the Northwest corner of said Section 8; thence  $91^{\circ}00'39''$  to the right in an Easterly direction along the North line of said Section 8 a distance of 2650.89 feet to a 3" capped pipe at the Northeast corner of the Northwest 1/4 of said Section 8; Thence  $0^{\circ}03'26''$  to the left in an Easterly direction along the North line of said Section 8 a distance of 2648.58 feet to a 3" capped pipe at the Northeast corner of said Section 8; thence  $89^{\circ}14'43''$  to the right in a Southerly direction along the East line of said section 8 a distance of 3962 feet more or less to a point on the Southerly bank of the Cahaba River; thence an angle to the right and meandering in a Westerly, Northerly, Westerly, Southerly and Southwesterly direction along the Southerly, Westerly, Southerly and Easterly bank of the Cahaba River a distance of 6997 feet more or less to a point on the South line of said section 8; thence an angle to the right in a Westerly direction along the South line of said section 8 a distance of 2560 feet more or less to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 523 gross acres, more or less.

CSX Railroad contains 14.4 Acres, more or less.

Shelby County Highway No. 269 contains 3.7 acres, more or less.

Containing 504.9 net acres, more or less.

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**g) A PORTION OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

A portion of the West 1/2 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Section 9, Township 20 South, Range 3 West (3" capped pipe); thence in an Easterly direction along the North line of said Section a distance of 379.14 feet to the intersection of said Section line and the West line of a CSX Railroad Right-of-Way; thence in a Southerly direction along said Right-of-Way line a distance of 3,973 feet (more or less) to the intersection of said Right-of-Way line and the South bank of the Cahaba River; thence in a Westerly direction along the South bank of said Cahaba River a distance of 1475 feet (more or less) to the intersection of said South bank and the West line of said Section 9; thence in a Northerly direction along the West line of said Section a distance of 3962 feet (more or less) to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 68 acres more or less.

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**h) A PORTION OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

The North 1/2 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the North 1/2 of the Northwest 1/4, the Northeast 1/4 of the Southeast 1/4, the South 1/2 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, less and except the following described parcels

**Exception Parcel I**

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West and run in a Westerly direction along the South line of said 1/4 - 1/4 Section a distance of 291.53 feet to a found WSE iron (CA#003) the POINT OF BEGINNING of the parcel described herein; thence 59°50'51" to the right in a Northwesterly direction a distance of 316.92 feet to a found WSE iron (CA#003) on the centerline of a 125 foot wide Alabama Power Company Right-of-Way; thence 90° to the left in a Southwesterly direction along the centerline of said Right-of-Way a distance of 545.56 feet to a found WSE iron (CA#003) at the intersection of said centerline and the South line of said 1/4 - 1/4 Section; thence 149°50'51" to the left in an Easterly direction along the South line of said 1/4 - 1/4 Section a distance of 630.93 feet to the POINT OF BEGINNING.

**Exception Parcel II**

Begin at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in a Southerly direction along the West line of said 1/4 - 1/4 section a distance of 235 feet, more or less, to the center line of Shelby County Highway No. 269 (prescriptive Right-of-Way), thence in a Northeasterly direction along said center line a distance of 690 feet, more or less, to the intersection of said center line and the North Line of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in a Westerly direction along the North line of said 1/4 - 1/4 section a distance of 635 feet, more or less to the POINT OF BEGINNING.



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### Exception Parcel III

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 3 West; thence in an Easterly direction along the south line of said 1/4 - 1/4 Section a distance of 10.28 feet to a point on the Southeast Right-of-Way line of Shelby County Highway No. 93, said point being the POINT OF BEGINNING of the parcel described herein; thence continue along the last described course and along said 1/4 - 1/4 line a distance of 1011.36 feet to a found 1/2" iron pin; thence 90° to the left (deed), 90°00'13" (measured) in a Northerly direction a distance of 142.37 feet (deed and measured) to a found 1/2" iron pin; thence 90° to the left (deed), 89°58'20" (measured) in a Westerly direction a distance of 824.4 feet (deed), 824.47 feet (measured) to a found 1/2" iron pin on the Southeasterly Right-of-Way line of said Shelby County Highway No. 93; thence 37°13'21" to the left (deed), 37°23'46" (measured) in a Southwesterly direction along said Right-of-Way line a distance of 235.00 feet (deed), 235.16 feet (measured) to the POINT OF BEGINNING.

### Exception Parcel IV


A parcel of land located in a portion of the Southeast 1/4 of the Southwest 1/4 and in a portion of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 20 South, Range 03 West of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18, marked by a found 3 inch capped pipe (cap destroyed, punch mark on pipe with "X"); thence along the east line of said 1/4, 1/4 section a bearing of South 00°00'00" East a distance of 161.15 feet to a set 1 1/2 inch capped pipe; thence South 59°48'16" West a distance of 903.36 feet to a set 1 1/2 inch capped pipe; thence North 30°12'02" West a distance of 499.78 feet to a set 1 1/2 inch capped pipe (witness monument); thence continuing along the same bearing a distance of 50.38 feet to the centerline of Elvira Road (Shelby County Highway #269), marked by a set railroad spike; thence along said centerline of said road the following chord bearings and chord distances:

South 52°45'54" West a distance of 25.59 feet to a point:  
South 53°42'25" West a distance of 20.64 feet to a point:  
South 54°17'16" West a distance of 28.12 feet to a point:  
South 57°58'18" West a distance of 16.56 feet to a point:  
South 61°53'22" West a distance of 16.98 feet to a point:  
South 67°59'43" West a distance of 17.72 feet to a point;  
South 75°12'17" West a distance of 28.79 feet to a point:  
South 86°39'01" West a distance of 22.91 feet to a point:  
North 85°37'34" West a distance of 32.46 feet to a point:  
North 78°17'45" West a distance of 39.30 feet to a point;  
North 75°13'16" West a distance of 47.08 feet to a point;  
North 75°50'58" West a distance of 37.43 feet to a point;



North 77°22'14" West a distance of 36.39 feet to a point;  
North 77°42'17" West a distance of 69.23 feet to a point;  
North 77°46'10" West a distance of 30.07 feet to a point;  
North 75°45'17" West a distance of 19.62 feet to a point;  
North 74°11'08" West a distance of 38.76 feet to a point;  
North 69°03'00" West a distance of 40.07 feet to a point;  
North 62°51'43" West a distance of 39.21 feet to a point;  
North 59°26'28" West a distance of 35.81 feet to a point;  
North 57°45'43" West a distance of 68.24 feet to a point;  
North 59°41'24" West a distance of 43.01 feet to a point;  
North 62°44'48" West a distance of 25.30 feet to a point;  
North 65°20'05" West a distance of 46.05 feet

  
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to a point on the north line of the Southeast 1/4 of the Southwest 1/4 of said section, marked by a set railroad spike; thence along the north line of said 1/4, 1/4 section a bearing of North 89°58'02" East a distance of 50.13 feet to a set 5/8 inch capped rebar stamped "APCO" (witness monument); thence continuing along the north line of said 1/4, 1/4 section the same bearing a distance of 453.05 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said section, marked by a found 1 inch crimped pipe; thence along the north line of the Southwest 1/4 of the Southeast 1/4 of said section a bearing of North 89°58'32" East a distance of 1314.19 feet to the point of beginning.

Said parcel containing 11.87 acres, more or less, (including Elvira Road prescriptive road right-of-way).  
Said parcel is subject to a portion of a 125 foot wide Alabama Power Company transmission line right-of-way.

All bearings based on Alabama State Plane West Zone Grid North.

Less and Except any Rights-of-Way which may exist.

i) **A PORTION OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

All that portion of the NW 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama lying West of the East bank of the Cahaba River being more particularly described as follows:

Begin at the Northwest corner of Section 17, Township 20 South, Range 3 West (3" capped pipe); thence in an Easterly direction along the North line of said Section a distance of 2560 feet (more or less) to the intersection of said Section line and the Easterly bank of the Cahaba River; thence meandering in a Southwesterly direction along the Easterly bank of said Cahaba River and along the Westerly line of Lots 304A, 305A, 306A, 307A and 308A of Riverwoods Third Sector Resurvey as recorded in Map Book 31, Page 132 in the Office of the Judge of Probate of Shelby County, Alabama a distance of 3090 feet (more or less) to the intersection of said Easterly bank and the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 17; thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 1060 feet (more or less) to a found WSE iron (CA#003) at the Southwest corner of said 1/4-1/4 Section; thence 88°43'07" to the right in a Northerly direction along the West line of said Section 17 a distance of 2652.68 feet to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 99 gross acres, more or less.

CSX Railroad contains 5.9 acres, more or less.

Containing 93.1 net acres, more or less.

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j) **A PORTION OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**

All that portion of the NW 1/4 of the NE 1/4 of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama lying West of the Easterly bank of the Cahaba River and North and East of Shelby County Highway 52 and a portion of the NE 1/4 of the NW 1/4 of said Section 19 being more particularly described as follows:

Begin at a 3" pipe at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 20 South, Range 3 West and run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 291.53 feet to a found WSE iron (CA#003); thence  $54^{\circ}43'16''$  (leaving said North line) to the left in a Southwesterly direction a distance of 492.82 feet to a found WSE iron (CA#003), said point lying on the Northeasterly Right-of-Way line of Shelby County Highway 52 (granted by United States Steel Corporation to Shelby County, Alabama, by deed dated February 18, 1957), said point also being the P.C. (point of curve) of a curve to the right having a radius of 1950.08 feet and a central angle of  $20^{\circ}17'$ ; thence  $90^{\circ}00'$  to the left (angle measured to tangent) in a Southeasterly direction along the arc of said curve and along said Northeasterly Right-of-Way line 690.35 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southeasterly direction along said Northeasterly Right-of-Way line a distance of 525.53 feet to a found WSE iron (CA#003) at the intersection of said Right-of-Way line and the South line of the NW 1/4 of the NE 1/4 of said Section 19; thence  $55^{\circ}38'31''$  to the left in an Easterly direction along the South line of said 1/4 - 1/4 section a distance of 1102.92 feet to a found 3" capped pipe at the Southeast corner of said 1/4 - 1/4 section; thence  $89^{\circ}46'10''$  to the left in a Northerly direction along the East line of said 1/4 - 1/4 section a distance of 570 feet, more or less, to the intersection of said 1/4 - 1/4 line and the East bank of the Cahaba River; thence in a Northwesterly, Northerly and Northeasterly direction meandering along the East bank of said river a distance of 645 feet, more or less, to the intersection of the East bank of said river and the East line of said 1/4 - 1/4 section; thence in a Northerly direction along the East line of said 1/4 - 1/4 section a distance of 160 feet, more or less, to the Northeast corner of said 1/4 - 1/4 section; thence  $90^{\circ}12'02''$  to the left in a Westerly direction along the North line of said 1/4 - 1/4 section a distance of 1309.47 feet to the POINT OF BEGINNING.

Less and except any Rights-of-Way which may exist.

Containing 46 acres more or less.

k) **A PORTION OF SECTION 18 AND 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST  
LEGAL DESCRIPTION**


A parcel of land situated in the Southeast 1/4 of the Southwest 1/4 of Section 18 and the Northeast 1/4 of the Northwest 1/4 of Section 19, both in Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at a found 3" capped pipe at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West and run in a Westerly direction along the South line of said 1/4 - 1/4 Section a distance of 291.53 feet to a found WSE iron (CA#003), said point being the POINT OF BEGINNING of the parcel described herein; thence  $54^{\circ}43'16''$  to the left in a Southwesterly direction a distance of 492.82 feet to a found WSE iron (CA#003) on the Northeast Right-of-Way line of Shelby County Highway No. 52; thence  $90^{\circ}$  to the right in a Northwesterly direction along said Right-of-Way line a distance of 172.79 feet to the P.C. (point of curve) of a curve to the right having a radius of 1233.57 feet and a central angle of  $19^{\circ}53'35''$ ; thence in a Northwesterly direction along the arc of said curve and along said Right-of-Way line a distance of 428.30 feet to a found WSE iron (CA#003) at the intersection of said Right-of-Way line and the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence  $124^{\circ}49'40''$  to the right (angle measured to tangent) in an Easterly direction (leaving said Right-of-Way line) along said 1/4 section line a distance of 94.90 feet to a found WSE iron (CA#003); thence  $30^{\circ}09'09''$  to the left in a Northeasterly direction a distance of 545.56 feet to a found WSE iron (CA#003); thence  $90^{\circ}$  to the right in a Southeasterly direction a distance of 316.92 feet to the POINT OF BEGINNING.

Containing 5.604 acres.



**EXHIBIT B**

  
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1. Current year's ad valorem taxes; and
2. Easements, restrictions, covenants, and rights of way of record; and
3. Mineral and mining rights excepted.

Shelby County, AL 07/09/2007  
State of Alabama  
Deed Tax: \$10000.00