


STATE OF ALABAMA
COUNTY OF SHELBY

)
)


20070726000348440 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
07/26/2007 11:06:01AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eight Million and No/100 (\$8,000,000.00) DOLLARS and other valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, **REBECCA B. MOORE**, a married person, **RACHEL B. FOWLER**, a married person, and **REGINA B. HOLDERNESS**, a married person, do hereby GRANT, BARGAIN, SELL and CONVEY an undivided two-thirds (2/3) interest in and to the following described property, and **CHLOETTE BROWN FAMILY, L.L.C., a Georgia Domestic limited liability company**, does hereby GRANT, BARGAIN, SELL and CONVEY an undivided one-third (1/3) interest in and to the following described property (herein referred to as GRANTORS) unto **THE UNITED STATES OF AMERICA** (herein referred to as GRANTEE) to the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS
THOUGH FULLY SET OUT HEREIN.

Together with all of the right, title and interest of the Grantor in and to
any alleys, streets, ways, strips and gores abutting or adjoining the land.

This conveyance is subject to easements, rights of way, and restrictions of
record in the Office of the Judge of Probate of Shelby County, Alabama.

Source of title:

A. Chloette O. Brown – Statutory Warranty Deed dated March
14, 1997, and recorded in the Office of the Judge of Probate
of Shelby County, Alabama, as Instrument No. 1997-16566.

B. Rebecca B. Moore, Rachel B. Fowler and Regina B.
Holderness - Statutory Warranty Deed dated March 14, 1997,
and recorded in the Office of the Judge of Probate of Shelby
County, Alabama, as Instrument No. 1997-16567.

C. The Chloette Brown Family, L.L.C., a Georgia Domestic
limited liability company - a Limited Warranty Deed dated
December 12, 2002, and recorded in the aforesaid Probate
Office as Instrument No. 2002-21227.

The acquiring Federal agency is the Department of Veterans Affairs.

No part of the within described property comprises the homestead of any
Grantor or their respective spouses.

For ad valorem tax appraisal purposes only, the address of the property is
Alabama State Highway #119, Montevallo, AL, which is not the address of
the Grantees, which is National Cemetery Administration, Department of
Veterans Affairs, 811 Vermont Avenue NW, Room 251A, Washington, DC
20571.

TO HAVE AND TO HOLD the aforegranted premises, together with
improvements and appurtenances thereunto appertaining, unto the said GRANTEE, its
successors and assigns, FOREVER.

And GRANTORS do covenant with the said GRANTEE, its successors and assigns,
that they are lawfully seized in fee simple of the aforementioned premises; that it is free
from all encumbrances, except as hereinabove provided; that they have a good right to

sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its successors and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26 day of July, 2007.

Rebecca B. Moore
REBECCA B. MOORE

Rachel B. Fowler
RACHEL B. FOWLER

Regina B. Holderness
REGINA B. HOLDERNESS

CHLOETTE BROWN FAMILY, L.L.C.,
a Georgia Domestic limited liability company

BY: Rebecca B. Moore
Rebecca B. Moore

BY: Rachel B. Fowler
Rachel B. Fowler

BY: Regina B. Holderness
Regina B. Holderness
AS ITS MANAGING MEMBERS

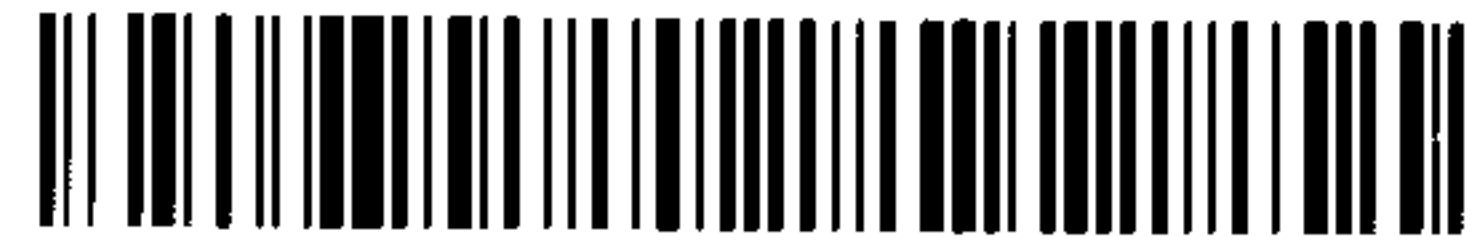
STATE OF ALABAMA)
COUNTY OF Shelby)

I, Janice E. Culver, a Notary Public in and for said county and state, do hereby certify that Rebecca B. Moore, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntary on the day same bears date.

Given under my hand and official seal this the 26th day of July, 2007.

(NOTARIAL SEAL)

Janice E. Culver
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-4-09



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STATE OF ALABAMA)
COUNTY OF Shelby)

I, Janice E. Culver, a Notary Public in and for said county and state, do hereby certify that Rachel B. Fowler, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntary on the day same bears date.

Given under my hand and official seal this the 26th day of July, 2007.

(NOTARIAL SEAL)

Janice E. Culver
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-4-09

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Janice E. Culver, a Notary Public in and for said county and state, do hereby certify that Regina B. Holderness, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntary on the day same bears date.

Given under my hand and official seal this the 26th day of July, 2007.

(NOTARIAL SEAL)

Janice E. Culver
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-4-09

STATE OF Alabama)
COUNTY OF Shelby)

I, Janice E. Culver, a Notary Public in and for said county and state, do hereby certify that Rebecca B. Moore, Rachel B. Fowler and Regina B. Holderness, whose names as Managing Members of Chloette Brown Family, L.L.C., Georgia Domestic limited liability company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in their capacity as such managing members and with full authority, executed the same voluntary on the day same bears date.

Given under my hand and official seal this the 26th day of July, 2007.

(NOTARIAL SEAL)

Janice E. Culver
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-4-09

THIS INSTRUMENT PREPARED BY:
KARL B. BENKWITH, JR.
BENKWITH AND HEARD, P.C.
ATTORNEYS AT LAW
CARMICHAEL CENTER, SUITE 200
4001 CARMICHAEL ROAD
MONTGOMERY, AL 36106

EXHIBIT "A"



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Commence at the southeast corner of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama and being also the POINT OF BEGINNING; thence from said point of beginning, run along the south line of said Section 9, North 88 degrees 29'-30" West, 1887.87 feet; thence North 01 degree 20'-15" East, 1336.98 feet to the north right of way of an unnamed road (30' row); thence along the north right of way the following three (3) courses: North 79 degrees 23'-36" West, 344.85 feet; along a curve concave to the south (Rad 558.51 feet) a chord of South 85 degrees 52'-51" West, 283.97 feet; along a curve concave to the north (Rad 313.21 feet) a chord of South 84 degrees 45'-53" West, 147.41 feet to the west line of the SE 1/4 of said Section 9; thence along the west line of said SE 1/4, North 00 degrees 46'-53" East, 652.61 feet; thence South 89 degrees 27'-04" East, 875.08 feet; thence North 00 degrees 14'-48" West, 632.42 feet to the north line of said SE 1/4; thence along the north line of said SE 1/4, South 89 degrees 25'-53" East, 1112.00 feet to the southwest corner of the E 1/2 of the E 1/2 of the NE 1/4 of said Section 9; thence along the west line of said E 1/2 of the E 1/2 of the NE 1/4, North 00 degrees 27'-05" East, 2644.10 feet to the northwest corner of said E 1/2 of the E 1/2 of the NE 1/4; thence North 00 degrees 59'-40" West, 1343.50 feet to the northwest corner of E 1/2 of the SE 1/4 of the SE 1/4 of Section 4; thence along the north line of said E 1/2 of the SE 1/4 of the SE 1/4, South 87 degrees 31'-06" East, 49.88 feet; thence South 03 degrees 01'-42" East, 19.49 feet; thence South 84 degrees 12'-00" East, 287.18 feet; thence North 00 degrees 41'-15" West, 36.08 feet to the north line of said E 1/2 of the SE 1/4 of the SE 1/4; thence along the north line of said E 1/2 of the SE 1/4 of the SE 1/4, South 87 degrees 31'-06" East, 329.49 feet to the northeast corner of said E 1/2 of the SE 1/4 of the SE 1/4; thence along the east line of said Section 4, South 00 degrees 43'-43" East, 1345.86 feet to the common corner of Sections 3, 4, 9, and 10; thence along the west line of said Section 10, South 00 degrees 26'-29" West, 983.07 feet; thence South 87 degrees 17'-58" East, 1849 feet, more or less, to the centerline of Shoal Creek; thence 1869 feet, more or less, along the centerline of said Shoal Creek as it meanders, a chord of South 12 degrees 25'-38" East, 1741 feet, more or less, to the centerline of Killough Mill Road (abandoned); thence along the centerline of said road the following three (3) courses: North 56 degrees 28'-57" East, 546 feet, more or less; along a curve concave to the south (Rad 250.00 feet) a chord of North 78 degrees 35'-02" East, 188.12 feet; South 79 degrees 18'-54" East, 305.87 feet to the south right of way of Killough Mill Road (Quinn Lane) (30' row); thence along the south right of way of said road the following five (5) courses: along a curve concave to the north (Rad 125.00 feet) a chord of South 62 degrees 50'-33" East, 181.69 feet; along a curve concave to the south (Rad 160.00 feet) a chord of North 87 degrees 13'-25" East, 91.85 feet; South 76 degrees 05'-47" East, 723.11 feet; along a curve concave to the south (Rad 985.00 feet) a chord of South 70 degrees 11'-14" East, 202.82 feet; South 64 degrees 16'-40" East, 610.67 feet to the northwest right of way of Alabama Highway 119 (row varies); thence along the northwest right of way of said Alabama Highway 119 the following two (2) courses: South 34 degrees 13'-47" West, 1222.23 feet; along a curve concave to the north (Rad 5689.58 feet) a chord of South 34 degrees 30'-06" West, 56.66 feet; thence North 55 degrees 13'-29" West, 493.53 feet; thence South 36 degrees 12'-08" West, 252.70 feet; thence South 52 degrees 23'-34" East, 493.62 feet to the northwest right of way of said Alabama Highway 119; thence along the northwest right of way of said Alabama Highway 119 the following three (3) courses: along a curve concave to the north (Rad 5689.58 feet) a chord of South 40 degrees 31'-29" West, 584.99 feet; North 46 degrees 31'-43" West, 10.00 feet; along a curve concave to the north (Rad 5679.58 feet) a chord of South 45 degrees 09'-10" West, 333.27 feet; thence North 60 degrees 49'-09" West, 2163 feet, more or less, to the centerline of Shoal Creek; thence 1553 feet, more or less, along the centerline of said Shoal Creek as it meanders, a chord of South 11 degrees 49'-51" East, 1471 feet, more or less, to the south line of said Section 10; thence along the south line of said Section 10, North 87 degrees 48'-47" West, 1838 feet, more or less, to the southwest corner of said Section 10 and the point of beginning.

Said parcel lying and being in the SE 1/4 and the E 1/2 of the E 1/2 of the NE 1/4 of Section 9, the E 1/2 of the SE 1/4 of the SE 1/4 of Section 4, and in Section 10, all in Township 22 South, Range 3 West, Shelby County, Alabama and containing 479.418 acres, more or less.

Being the same property as contained in the following deeds: (a) deed dated March 14, 1997, from Chloette O. Brown As executrix and Personal Representative of the Estate of Clyde W. Brown, Deceased, to Chloette O. Brown (1/3 interest) recorded as Instrument No. 1997-16566; (b) deed dated March 14, 1997, , from Chloette O. Brown As executrix and Personal Representative of the Estate of Clyde W. Brown, Deceased to Rebecca B. Moore, Rachel B. Fowler and Regina B. Holderness (2/3 interest) recorded as Instrument No. 1997-16567; and (c) deed dated December 12, 2002, from Chloette O. Brown, individually to the Chloette Brown Family, L.L.C. (1/3 interest) recorded as Instrument No. 2002-21227; less the 0.182 acre parcel claimed by the adjacent landowner, Connie Metrock; and less a strip of land extending 17 feet beyond the eastern bank of Shoal Creek and following the meanderings of said eastern bank from the north line of Section 10 to a line extending across the mill dam and commonly known as the Killough Mill Dam.