

This instrument was prepared by:  
Sidney T. Philips  
Leitman, Siegal & Payne, P.C.  
600 20<sup>th</sup> Street North  
Birmingham, Alabama 35203

Send Tax Notice To:  
Hidden Meadows, Ltd.  
2020 Lake Heather Drive  
Birmingham, AL 35242

## WARRANTY DEED

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STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, DOUGLAS S. DICKINSON, and wife, BARBARA G. DICKINSON (herein referred to as "GRANTOR", whether one or more), grant, bargain, sell and convey unto HIDDEN MEADOWS, LTD., an Alabama limited partnership, (herein referred to as "GRANTEE") all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof.

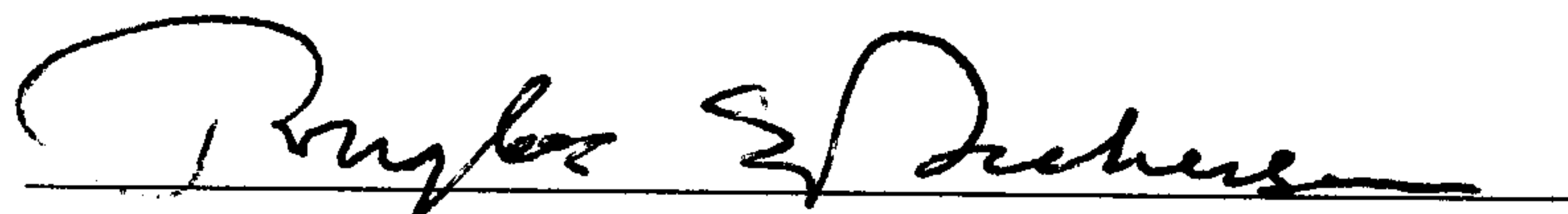
Subject to:

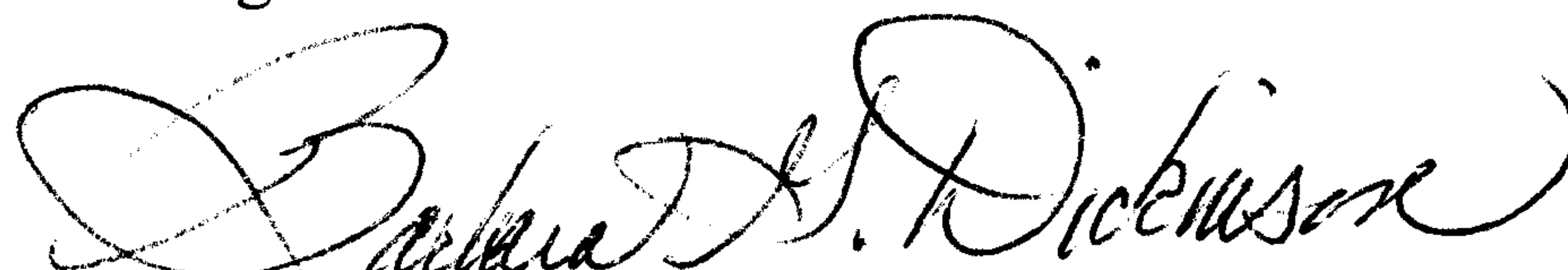
1. Taxes and assessments for the year 2007, and subsequent years, which are not yet due and payable.
2. Coal, oil, gas, and other mineral interests in, to, or under the land herein described not owned by Grantors.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 131, Page 138; Deed Book 171, Page 278; Deed Book 223, Page 106; Deed Book 171, Page 302; and Deed Book 280, Page 291, in said Probate Office.
4. Rights of way to Shelby County as recorded in Deed Book 260, Page 752; Deed Book 222, Page 257; and Deed Book 260, Page 754, in said Probate Office.
5. Title to that portion of the property within the bounds of any roads or highways.
6. Abandoned telephone line, fence encroachments onto subject property, and telephone line and cable along Shelby County Highway No. 41, all as shown on Survey of James A. Riggins, dated August 13, 1996.
7. Rights of others in and to the continued uninterrupted flow of water from various creeks which traverse subject property as shown on Survey of James A. Riggins, dated August 13, 1996.
8. Any and all other easements, restrictions and rights-of-way of record.

**THE PROPERTY CONVEYED HEREBY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR OF THE GRANTOR'S SPOUSE. THE PREPARER HAS SERVED AS SCRIVENER ONLY AND HAS NOT EXAMINED TITLE OR SURVEY AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN.**

TO HAVE AND TO HOLD to said GRANTEE, and his, her or its heirs, successors and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his, her or its heirs, successor and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and his, her or its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28<sup>th</sup> day of September, 2007.

  
Douglas S. Dickinson

  
Barbara G. Dickinson

STATE OF ALABAMA )

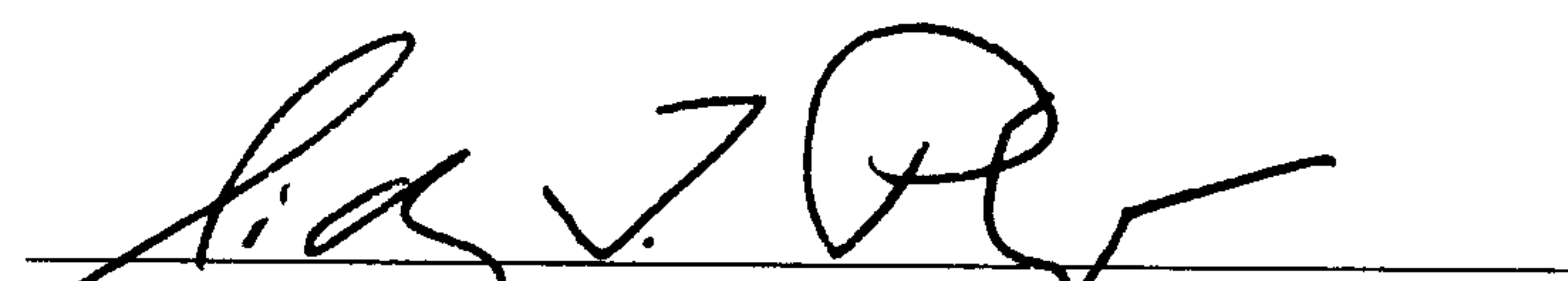
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas S. Dickinson and wife, Barbara G. Dickinson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of September, 2007.

Shelby County, AL 10/31/2007  
State of Alabama

Deed Tax: \$1000.00

  
NOTARY PUBLIC  
My Commission Expires: 1/16/08



## EXHIBIT A

The SW 1/4 of SW 1/4, in Section 35, Township 17 South, Range 1 East, Shelby County, Alabama.

The NE 1/4 of the NE 1/4, and a parcel in SE 1/4 of NE 1/4 described as: Begin at NE corner of 1/4-1/4; thence run West 550 feet; thence left 90 degrees 300 feet; thence left 30 degrees 370 feet; thence left 34 degrees 397 feet to the East line of forty; thence left 117 degrees 50 minutes along forty line to the point of beginning. All in Section 3, Township 18 South, Range 1 East, Shelby, County, Alabama.

The NW 1/4; and the W 1/2 of NE 1/4, in Section 2, Township 18 South, Range 1 East, Shelby County, Alabama.

That part of the South 1/2 of the SE 1/4 lying South of Shelby County Highway 41, less a strip 251.78 feet in width evenly off South side of SW 1/4 of SE 1/4, in Section 34, Township 17 South, Range 1 East.

That part of the South 1/2 of the SW 1/4 lying South and East of Shelby County Highway 41 in Section 34, Township 17 South, Range 1 East, less and except the following: (i) that part lying south of the North line of the plat of Isbell Estates; (ii) that part lying South of the North right of way line of Shelby County Highway 474; (iii) that part sold to Dewy and Sarah Isbell as described in Deed Book 272, Page 919, in Probate Office of Shelby County, Alabama and (iv) that part sold to William E. Alexander as described in Deed Book 242, Page 197, in the Probate Office of Shelby County, Alabama.

[The above described property being a portion of the property sold to Douglas S. Dickinson and wife, Barbara G. Dickinson, as described in Inst # 1996-26657 in the Probate Office of Shelby County, Alabama; specifically being the same property described in said deed as (i) that portion of Parcel II in said deed lying South and East of Shelby County Highway 41 in the South 1/2 of the SW 1/4 of Section 34, Township 17 South, Range 1 East, (ii) that portion of Parcel II in said deed lying South of Shelby County Highway 41 in the SE 1/4 of Section 34, Township 17 South, Range 1 East, (iii) Parcel III in said deed, (iv) Parcel IV in said deed, and (v) that portion of Parcel V in said deed situated in the SW 1/4 of the SW 1/4 of Section 35, Township 17 South, Range 1 East.]