

**THIS INSTRUMENT WAS PREPARED BY:**

James C. Reilly, Esq.  
2000 SouthBridge Parkway  
Suite 500  
Birmingham, AL 35209

**SEND TAX NOTICES TO:**

DPC Ventures, LLC  
c/o Cardinal Ventures, Inc.  
602 Steed Road, Suite 100  
Ridgeland, MS 39157

STATE OF ALABAMA )  
SHELBY COUNTY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on April 11, 2007, J. Harris Corporation, an Alabama corporation, executed a certain mortgage on the property hereinafter described to Regions Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070417000176930, and subsequently transferred and assigned to DPC Ventures, LLC, a Mississippi limited liability company, as instrument recorded in Instrument Number 20090605000215640, aforesaid records; and

WHEREAS, in and by said mortgage the mortgage was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said DPC Ventures, LLC, a Mississippi limited liability company, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 1, 8, and 15, 2009; and

WHEREAS, on July 30, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and DPC Ventures, LLC, a Mississippi limited liability company, did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, James C. Reilly was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said DPC Ventures, LLC, a Mississippi limited liability company; and

WHEREAS the highest and best bid for the property described in the aforementioned mortgage was the bid of DPC Ventures, LLC, a Mississippi limited liability company, in the amount of Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00), which sum of money DPC Ventures, LLC, a Mississippi limited liability company, offered to credit on the indebtedness secured by said mortgage, and the said DPC Ventures, LLC, a Mississippi limited liability company, by and through James C. Reilly, as auctioneer conducting said sale and as attorney-in-fact for DPC Ventures, LLC, a Mississippi limited liability company, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said DPC Ventures, LLC, a Mississippi limited liability company, the following described property situated in Shelby County, Alabama, to-wit:

See **EXHIBIT "A"**, which is attached to this Deed and made a part of this Deed as if fully set forth herein.

This conveyance is made subject to the following:

1. Any lien for ad valorem taxes already due and payable or due any subsequent year but not yet payable.
2. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.



TO HAVE AND TO HOLD the above described property to DPC Ventures, LLC, a Mississippi limited liability company, and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, J. Harris Corporation, an Alabama corporation, and DPC Ventures, LLC, a Mississippi limited liability company, have caused this instrument to be executed by and through James C. Reilly, as auctioneer conducting said sale and as their attorney-in-fact, and James C. Reilly, as auctioneer conducting said sale, has hereto set his hand and seal on this the 30<sup>th</sup> day of July, 2009.

J. HARRIS DEVELOPMENT CORPORATION

By: \_\_\_\_\_

James C. Reilly, attorney-in-fact

DPC VENTURES, LLC

By: \_\_\_\_\_

James C. Reilly, as attorney-in-fact

James C. Reilly, as the auctioneer and person making said sale

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and fore said County and in said State, do hereby certify that James C. Reilly, whose name as attorney-in-fact for J. Harris Corporation, an Alabama corporation; whose name as attorney-in-fact and agent for DPC Ventures, LLC, a Mississippi limited liability company; and whose name as auctioneer and person making said sale, 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 said conveyance, he, in his capacity as such attorney-in-fact, and as such auctioneer, executed the same voluntarily on the day the same bears date.


GIVEN under my hand, this 30<sup>th</sup> day of July, 2009.

Notary Public

My Commission Expires: 12/01/2012



## EXHIBIT A

  
20090803000296730 3/7 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/03/2009 02:51:06 PM FILED/CERT

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 22 and the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 3 west, Shelby County, Alabama, more particularly described as follows:

Commence for the point of beginning at the south west corner of lot 15 Dearing Downs 2nd Addition as recorded in Map Book 9, page 33, said point being on the North right of way of Town House Road; run thence North 24 degrees 10 minutes 35 seconds West for 143.25 feet; run thence North 53 degrees 28 minutes 50 seconds East for 234.63 feet to the centerline of a 100 foot Alabama Power Company easement; run thence North 23 degrees 21 minutes 00 seconds West along said centerline for 1076.82 feet; run thence North 88 degrees 54 seconds 8 minutes West for 15.47 feet; run thence North 00 degrees 07 minutes 33 seconds East for 206.56 feet to the south east corner of Dearing Downs 8<sup>th</sup> Addition as recorded in Map Book 9, page 33; run thence North 89 degrees 52 minutes 28 seconds West along the south line of said 8th Addition for 475.59 feet to the East right of way of Shelby County Highway 95; run thence South 21 degrees 02 minutes 36 seconds East along said right of way for 520.50 feet; run thence South 32 degrees 21 minutes 12 seconds East along said right of way for 50.99 feet; run thence South 21 degrees 02 minutes 36 seconds East along said right of way for 378.20 feet; run thence South 68 degrees 57 minutes 24 seconds west along said right of way for 10.00 feet; run thence in a Southeasterly direction along said right of way and a curve to the right having a radius of 2904.79 feet for an arc distance of 271.80 feet; run thence South 26 degrees 44 minutes 20 seconds East along said right of way for 49.99 feet; run thence in a southeasterly direction along said right of way and a curve to right having a radius of 2914.79 feet for an arc distance of 50.00 feet; run thence South 02 degrees 12 minutes 45 seconds East along said right of way for 52.33 feet; run thence in a Southeasterly direction along said right of way and a curve to the right having a radius of 2904.79 feet for an arc distance of 508.01 feet to a point on the North right of way of the above mentioned Townhouse Road; run thence in a Northeasterly direction along said Townhouse Road and a curve to the left having a radius of 25.00 feet for an arc distance of 38.78 feet; run thence North 88 degrees 24 minutes 51 seconds East along said right of way of Townhouse Road for 34.85 feet; run thence in a Northeasterly direction along said right of way and a curve to the left having a radius of 161.66 feet for an arc distance of 159.02 feet; run thence North 32 degrees 03 minutes 19 seconds East along said right of way for 62.77 feet; run thence in a Northeasterly direction along said right of way and a curve to the right having a radius of 151.28 feet for an arc distance of 113.08 feet to the point of beginning.

### LESS AND EXCEPT THE FOLLOWING DESCRIBED 10 PARCELS OF LAND:

#### Less and Except No. 1

A parcel of land located in Section 22, 23, 26 and 27, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SW corner of Lot 15, Block 4 Dearing Downs Second Addition, as recorded in Map Book 9, page 33 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a northwesterly direction along the Westerly line of said Lot 15, a distance of 239.84 feet to a point on a curve, having a radius of 116.68 feet thence 133 deg. 24 min. 48 sec. left to tangent of said curve, in a southwesterly direction along said curve to the right, a distance of 63.35 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve a distance of 16.06 feet to the beginning of a curve to the right, having a radius of 332.13 feet; thence in a southwesterly direction along said curve, a distance of 163.65 feet to end of said curve; thence 90 deg. left, in a southeasterly direction a distance of 11.00 feet; thence 90 deg. right, in a southwesterly direction a distance of 15.44 feet to the beginning of a curve to the left, having a radius of 25.00 feet; thence in a southwesterly direction along said curve, a distance of 38.83 feet to end of said curve; said point also being on the Easterly right of way line of Shelby County Highway No. 95, said point also being on a curve, having a radius of 2845.83 feet; thence in a southeasterly direction along said curve to the right, and along said right of way line a distance of 231.61 feet to end of said curve, said point also being the beginning of a curve to the left, having a radius of 25.00 feet; thence in a southeasterly direction and along said curve to the left, a distance of 38.84 feet to end of said curve, said point also being of the Northerly right of way line of Townhouse Road; thence in a easterly direction along a line tangent to said curve and along said right of way line a distance of 33.64 feet to the beginning of a curve to the left, having a radius of 161.66 feet, thence in a northeasterly direction along said curve to the left and along said right of way line a distance of 159.02 feet to end of said curve; thence continue in a northeasterly direction along a line tangent to said curve and along said right of way line a distance of 64.77 feet to the beginning of a curve to the right, having a radius of 151.28 feet; thence in a northeasterly direction along said curve to the



right and along said right of way line, a distance of 113.09 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 2

Commence at the SW corner of Lot 1, Dearing Downs 8th Addition as recorded in Map Book 10, page 42 in the Office of the Judge of Probate, Shelby County, Alabama; said point lying on the Easterly R.O.W. line of Shelby County Highway No. 95 (80' R.O.W.), in a southerly direction along the easterly R.O.W. line of Shelby County Highway No. 95 a distance of 330.91 feet to the point of beginning; thence continue along last described course a distance of 25.96 feet; thence 10 deg. 48 min. 53 sec. left along said R.O.W. a distance of 51.18 feet; thence 10 deg. 52 min. 43 sec. right along said R.O.W. line a distance of 27.77 feet; thence leaving said R.O.W. line 90 deg. 03 min. 50 sec. left in an easterly direction a distance of 119.54 feet; thence 91 deg. 50 min. 30 sec. left a distance of 140.07 feet; thence 88 deg. 09 min. 30 sec. left in a westerly direction a distance of 84.61 feet; thence 90 deg. left in a southerly direction a distance of 11.00 feet; thence 90 deg. right in a westerly direction a distance of 15.00 feet to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of 90 deg.; thence along the arc of said curve a distance of 39.27 feet to the end of said curve and the point of beginning.

Less and Except No. 3

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the most Westerly corner of Lot 7, Block 4, Dearing Downs, Second Addition as recorded in Map Book 9, page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence South 25 deg. 00 min. 00 sec. East along the Westerly boundary line of said Lot 7, a distance of 100.06 feet (100.0 feet map) to the most Southerly corner of said Lot 7; thence continue along last described course a distance of 212.54 feet to a point on the Westerly line of Lot 9, Block 4, of said Dearing Downs; thence South 65 deg. 00 min. 00 sec. West a distance of 222.63 feet to a point on the Westerly right of way line of Village Parkway (28 feet right of way) and the point of beginning; thence South 23 deg. 57 min. 34 sec. East along said Westerly right of way line a distance of 49.75 feet to the beginning of a curve to the right having a radius of 88.68 feet, a central angle of 75 deg. 50 min. 53 sec. and subtended by a chord which bears South 13 deg. 57 min. 53 sec. West a distance of 109.01 feet; thence along the arc of said curve and said right of way line a distance of 117.39 feet to the end of said curve; thence South 51 deg. 53 min. 19 sec. West along the Northerly right of way line of said Village Parkway a distance of 16.06 feet to the beginning of a curve to the right having a radius of 304.13 feet, a central angle of 13 deg. 36 min. 32 sec. and subtended by a chord which bears South 58 deg. 41 min. 35 sec. West a distance of 72.07 feet; thence along arc of said curve and said right of way line, a distance of 72.24 feet; thence leaving said right of way line North 19 deg. 20 min. 55 sec. East a distance of 162.00 feet; thence North 71 deg. 08 min. 42 sec. East a distance of 141.59 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 4

A parcel of land situated in Section 22 and 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, Dearing Downs 2<sup>nd</sup> Addition as recorded in Map Book 9, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of said Lot 15 for a distance of 239.72 feet to a point; thence turn an angle to the left of 43 degrees 14 minutes 47 seconds and run in a Northwesterly direction for a distance of 28.00 feet to a point on a curve to the left having a central angle of 44 degrees 46 minutes 46 seconds and a radius of 88.68 feet; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Northeasterly direction along the arc of said curve for a distance of 69.31 feet to a point; thence run tangent to last stated curve for a distance of 137.53 feet to a point on a curve to the left having a central angle of 7 degrees 36 minutes 08 seconds and a radius of 738.57 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 98.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a Southwesterly direction for a distance of 31.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction for a distance of 16.05 feet to the point of beginning; thence continue along last stated course for a distance of 130.62 feet to a point; thence turn an angle to the right of 10 degrees 39 minutes 44 seconds and run in a Northwesterly direction for a distance of 35.90 feet to a point; thence turn an angle to the left of 89 degrees 49 minutes 48 seconds and run in a southwesterly direction for a distance of 137.84 feet to a point on a curve to the right having a central angle of 2 degrees 47



minutes 12 seconds and a radius of 2926.51 feet, said point being on the Northeast right of way of Shelby County Highway No. 95; thence turn an angle to the left of 88 degrees 00 minutes 30 seconds to the chord of said curve and run in a Southeasterly direction along the arc of said curve and also along said right-of-way for a distance of 142.34 feet to a point; thence turn an angle to the left of 6 degrees 28 minutes 42 seconds from the chord of last stated curve and run in a Southeasterly direction along said right-of-way for a distance of 22.50 feet to a point; thence turn an angle to the left of 85 degrees 40 minutes 34 seconds and run in a Northeasterly direction leaving said right-of-way for a distance of 165.68 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 5

A parcel of land located in Section 22, Township 20 South, Range 3 West, more particularly described as follows: Commence at the most southerly corner of Lot 10, Block 4, of Dearing Downs Second Addition as recorded in Map Book 9, page 33 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northwesterly direction along the Southwesterly line of said Block 4, a distance of 1076.88 feet; thence 65 degrees 41 minutes 27 seconds left, in a Westerly direction a distance of 15.47 feet; thence 89 degrees 01 minutes 51 seconds right, in a Northerly direction a distance of 100.08 feet to the point of beginning; thence continue along last described course a distance of 106.48 feet; thence 89 degrees 52 minutes 26 seconds left, in a Westerly direction a distance of 407.97 feet to a point on the Southwesterly line of a 30 foot wide Plantation Pipeline Easement; thence 126 degrees 44 minutes 10 seconds left, in a Southwesterly direction along said easement, a distance of 184.80 feet; thence 13 degrees 39 minutes 38 seconds right, in a Southeasterly direction along said easement, a distance of 64.28 feet; thence 91 degrees 50 minutes 30 seconds left, in a Northeasterly direction a distance of 17.51 feet to the beginning of a curve to the left, having a radius of 25 feet; thence in a Northeasterly direction along said curve a distance of 40.26 feet to end of said curve; thence 90 degrees right from tangent to said curve, in a Northeasterly direction a distance of 28.00 feet; thence 90 degrees right, in a Southeasterly direction a distance of 40.58 feet; thence 90 degrees left, in a Northeasterly direction a distance of 218.56 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 6

A parcel of land located In the SE 1/4 of Section 22 and the SW 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the most Southerly corner of Lot 2, Dearing Downs, 2<sup>nd</sup> Addition as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 25 deg. 00 min. 00 sec. West along the West line of said Lot 2 a distance of 54.81 feet to the point of beginning; thence continue along last described course a distance of 103.22 feet; thence South 88 deg. 41 min. 03 sec. West a distance of 15.51 feet (meas) 16.46 feet (map); thence South 72 deg. 25 min. 44 sec. West a distance of 86.34 feet (meas) 86.54 feet (map); thence South 66 deg. 40 min. 44 sec. West a distance of 93.00 feet to the Northeasterly right of way line of Village Parkway (28 foot ROW) as shown on boundary map prepared by Reynolds and Rawson, Inc. dated 01/09/90; thence South 24 deg. 53 min. 52 sec. East and along said ROW line a distance of 123.00 feet; thence leaving said ROW line North 65 deg. 06 min. 08 sec. East a distance of 193.01 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 7

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Lot 10, Block 4, Dearing Downs 2nd Sector as recorded in Map Book 9, on page 33, in the Office of the Judge of Probate, Shelby County, Alabama, and run in a Northwesterly direction along the Southwest line of Lots 10 through 6 in said Dearing Downs 2<sup>nd</sup> Sector for a distance of 545.16 feet to a point; thence turn an angle to the left of 85 deg. 29 min. 14 sec. and run in a Southwesterly direction for a distance of 258.77 feet to the point of beginning; thence continue along last stated course for a distance of 108.34 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Northwesterly direction for a distance of 11.00 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 15.42 feet to a point on a curve to the right having a central angle of 89 deg. 01 min. 46 sec. and a radius of 25.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 38.85 feet to a point on a reverse curve to the left



having a central angle of 1 deg. 15 min. 46 sec. and a radius of 2926.51 feet, said point being on the Northeast right-of-way line of Shelby County Highway No. 95; thence run in a Northwesterly direction along the arc of said curve and also along said Northeast right-of-way line for a distance of 64.50 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. from the tangent of last stated curve and run in a Northeasterly direction along said right-of-way line for a distance of 10.00 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Northwesterly direction along said right-of-way line for a distance of 31.90 feet to a point; thence turn an angle to the right of 92 deg. 14 min. 00 sec. and run in a Northeasterly direction leaving said right-of-way line for a distance of 165.90 feet to a point on the Southwesterly right-of-way line of Village Parkway, said point being on a curve to the right having a central angle of 0 deg. 24 min. 55 sec. and a radius of 1379.84 feet; thence turn an angle to the right of 89 deg. 19 min. 37 sec. to the chord of said curve and run in a Southeasterly direction along the arc of said curve and also along said Southwest right-of-way line for a distance of 10.00 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along said Southwest right-of-way line for a distance of 97.11 feet to a point on a curve to the right having a central angle of 90 deg. 27 min. 55 sec. and a radius of 25.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 39.47 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 8

A parcel of land situated in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follow: Commence at the Southwest corner of Lot #10, Block #4, Dearing Downs 2nd Sector as recorded, in Map Book 9, on page 33, in the Office of the Judge of Probate, Shelby County, Alabama and run in a Northwesterly direction along the Southwest line of Lots 10 through 6 in said Dearing Downs 2<sup>nd</sup> Sector for a distance of 545.18 feet to a point; thence turn an angle to the left 85 degrees 29 minutes 14 seconds and run in a Southwesterly direction for a distance of 367.11 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction for a distance of 11.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 15.42 feet to a point on a curve to the right having a central angle of 89 degrees 01 minutes 46 seconds and a radius of 25.0 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 38.85 feet to a point on a reverse curve to the left having a central angle of 0 degrees 37 minutes 53 seconds and a radius of 2928.51 feet said point being on the Northeast right of way line of Shelby County Highway No. 95; thence run in a Northwesterly direction along the arc of said curve and also along said' Northeast right of way line for a distance of 64.50 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a Northeasterly direction along said right of way line for a distance of 10.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction along said right of way line for a distance of 31.90 feet to the point of beginning; thence turn right 92 degrees 14 minutes 00 seconds deed (measures) 92 degrees 24 minutes 35 seconds and run in a Northeasterly direction leaving said right of way line for a deed distance of 165.90 feet (measured 166.27 feet) to a point on the Southwesterly right of way line of Village Parkway, said point being on a curve to the left having a central angle of 3 degrees 41 minutes 52 seconds and a radius of 1393.84 feet, an arc length of 89.96 feet on a chord turn left 92 degrees 38 minutes 56 seconds and follow along the Southwesterly right of way line of said Village Parkway on a chord distance of 89.94 feet to a point on the Southwesterly right of way of said Parkway; thence turn left 1 degree 50 minutes 56 seconds from tangent; thence run Northwesterly along said right of way for a distance of 235.58 feet to a point on the Southwesterly right of way line of said Village Parkway; thence turn left and leaving said right of way line 87 degrees 31 minutes 59 seconds and run Southwesterly for a distance of 157.17 feet to the. Northeasterly right of way line of Shelby County Highway # 95; thence turn left 90 degrees 22 minutes 44 seconds and run in a Southeasterly along the Northeasterly right of way line of said County Highway # 95 a distance of 319.41 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except No. 9

A parcel of land situated in Sections 22 and 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, Dearing Downs 2<sup>nd</sup> Addition as recorded in Map Book 9, page 33, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of said Lot 15 for a distance of 239.72 feet to a point on a curve to the right having a central angle of 31 degrees 04 minutes 07



seconds and a radius of 116.68 feet; thence turn an angle to the left of 43 deg. 14 minutes 47 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 63.27 feet to a point; thence run tangent to last stated curve for a distance of 16.06 feet to a point of a curve to the right having a central angle of 28 degrees 13 minutes 52 seconds and a radius of 332.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 163.65 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a Northwesterly direction for a distance of 28.00 feet to the point of beginning; thence continue along last stated course for a distance of 11.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 15.44 feet to a point on a curve to the right having a central angle of 89 degrees 00 minutes 08 seconds and a radius of 25.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 38.83 feet to a point on the Northeast right-of-way of Shelby County Highway No. 95, said point being on a reverse curve to the left having a central angle of 2 degrees 23 minutes 56 seconds and a radius, of 2845.83 feet; thence run in a Northwesterly direction along the arc of said curve and also along said Northeast right-of-way for a distance of 119.15 feet to a point; thence turn an angle to the right of 83 degrees 13 minutes 22 seconds from the chord of last stated curve and run in a Northeasterly direction for a distance of 96.31 feet to a point; thence turn an angle to the right of 89 degrees 30 minutes 22 seconds and run in a Southeasterly direction for a distance of 162.00 feet to a point on a curve to the right having a central angle of 14 degrees 37 minutes 20 seconds and a radius of 304.13 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 77.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except No. 10

A parcel of land located in Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the most southerly corner of Lot 10, Block 4 of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate in Shelby County, Alabama; thence in a northwesterly direction along the southwesterly line of said Block 4, a distance of 1,076.88 feet; thence 65 deg. 41 min. 27 sec. left in a westerly direction a distance of 15.47 feet to the Point of Beginning; thence 89 deg. 01 min. 51 sec. right in a northerly direction a distance of 100.08 feet; thence 113 deg. 23 min. 05 sec. left in a southwesterly direction a distance of 218.58 feet; thence 90 deg. left in a southeasterly direction a distance of 78.30 feet; thence 88 deg. 24 min. left in a northeasterly direction a distance of 93.01 feet; thence 5 deg. 06 min. 58 sec. right in a northeasterly direction a distance of 86.54 feet to the Point of Beginning; being situated in Shelby County, Alabama.