

Value \$5,864,700

**THIS INSTRUMENT PREPARED BY:**

Howard W. Neiswender, Esq.  
Balch & Bingham LLP  
1901 Sixth Avenue North, Suite 1500  
Post Office Box 306 (35201)  
Birmingham, Alabama 35203  
Telephone: (205) 226-8773

**SEND TAX NOTICE TO:**

HOLLAND REAL ESTATE COMPANY, LLC  
P. O. Box 1008  
Alabaster, AL 35007

**STATUTORY WARRANTY DEED**

*(This deed prepared without benefit of survey or title examination)*

**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF SHELBY     )**

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **CAROLYN M. HOLLAND**, an unmarried woman (hereinafter referred to as the "Grantor"), does hereby grant, bargain, sell and convey, subject to the matters set forth below, unto **HOLLAND REAL ESTATE COMPANY, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), all of her right, title and interest in and to the real estate situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof, together with all the improvements and fixtures thereon and all easements and other appurtenances thereto (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns forever.

The Property is conveyed to the Grantee subject to the following:

- (1) General and special taxes and assessments for 2009 and subsequent years not yet due and payable.
- (2) All mineral, mining and oil and gas rights not owned by the Grantor, if any, it being the intention of the Grantor to convey unto the Grantee only such mineral, mining, oil, gas, coal and other mineral rights, if any, to which the Grantor has title, without warranty.
- (3) All easements, covenants, reservations, restrictions and encumbrances of record (whether such encumbrances are monetary or non-monetary) and any easement for any utility serving the Property, whether of record or not.
- (4) Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way.

Shelby County, AL 12/30/2009

State of Alabama

Deed Tax : \$5865.00

1067706.1




20091230000474630 1/17 \$5924.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 08:02:31 AM FILED/CERT

- (5) All unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
- (6) All other matters set forth on Exhibit A attached hereto regarding specific parcels as noted therein.

The Property does not constitute the homestead of the Grantor or any other person.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal effective as of the 28<sup>th</sup> day of December, 2009.

GRANTOR:

  
20091230000474630 2/17 \$5924.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 08:02:31 AM FILED/CERT

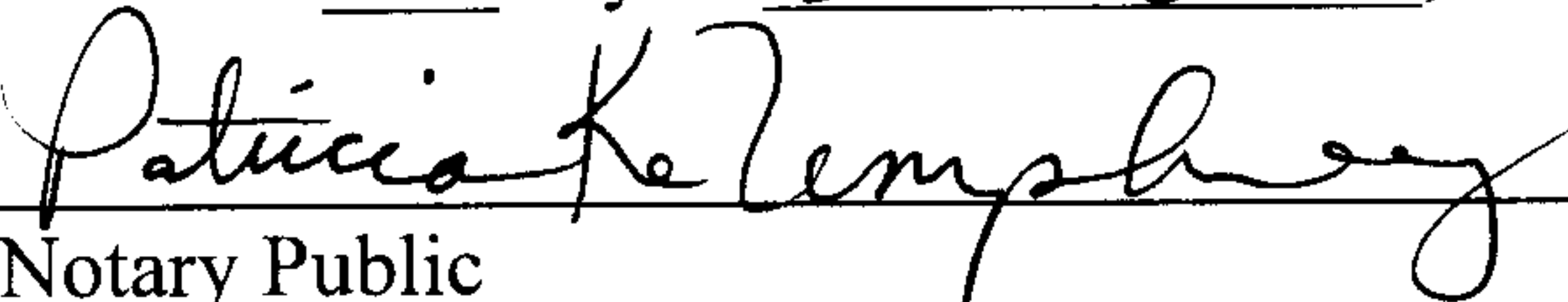
  
\_\_\_\_\_  
CAROLYN M. HOLLAND

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in and State, hereby certify that **CAROLYN M. HOLLAND**, whose name 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 this conveyance, she 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 December, 2009.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[Notarial Seal]

MY COMMISSION EXPIRES 2/16/2011



## EXHIBIT A

### DESCRIPTION OF REAL PROPERTY

**The following described real property situated in Shelby County, Alabama:**

#### **Property No. 1**

Tax Parcel No. 07-5-15-0-001-002.001

Tax Parcel No. 07-5-15-3-000-001.000

Tax Parcel No. 07-5-16-0-001-013.000

From a flat iron at the NW corner of Section 15, Township 19 South, Range 2 East, run thence (true) South 00 degrees 08 minutes 33 seconds West, along the true West boundary of said Section 15 for a distance of 2607.85 feet to a ½" rebar at the true NW corner of the NW ¼-SW ¼ of said Section 15, being the point of beginning of herein described parcel of land; thence run North 89 degrees 18 minutes 04 seconds East along the true North boundary of said NW ¼-SW ¼ for a distance of 885.32 feet; thence run North 01 degree 38 minutes 34 seconds West along an accepted property line for a distance of 210.00 feet; thence run North 89 degrees 18 minutes 04 seconds East, along an accepted property line for a distance of 420.00 feet; thence run South 01 degrees 38 minutes 34 seconds East along an accepted property line for a distance of 210.00 feet to a ½" rebar on the true North boundary of aforementioned NW ¼-SW ¼; thence run North 89 degrees 18 minutes 04 seconds East along the true North boundary of said NW ¼-SW ¼ for a distance of 19.50 feet to a 5/8" rebar at the true NW corner of the NE ¼-SW ¼ of said Section 15; thence continue North 89 degrees 18 minutes 04 seconds East along the true North boundary of said NE ¼-SW ¼ for a distance of 1324.82 feet to a ½" rebar at the true NE corner of said NE ¼-SW ¼; thence run South 00 degrees 12 minutes 09 seconds East along the true East boundary of said NE ¼-SW ¼ for a distance of 1286.05 feet to a ½" rebar; thence run North 89 degrees 17 minutes 42 seconds West along an accepted property line for a distance of 1339.07 feet to a 1.5" pipe thence run South 87 degrees 40 minutes 03 seconds West along an accepted property line for a distance of 1354.14 feet to a 1" solid bar; thence run South 89 degrees 37 minutes 56 seconds West along the accepted South boundary of the NE ¼-SE ¼ of Section 16, Township 19 South Range 2 East for a distance of 1339.12 feet to a 1.5" solid bar accepted as the SW corner of said NE ¼-SE ¼; thence run North 00 degrees 08 minutes 42 seconds West along the accepted West boundary of said NE ¼-SE ¼ for a distance of 1307.88 feet to a ½" rebar accepted as the NW corner of said NE ¼-SE ¼; thence run South 89 degrees 42 minutes 45 seconds East along the accepted North boundary of said NE ¼-SE ¼ for a distance of 1380.41 feet to the point of beginning of herein described parcel of land. Situated in the N ½-SW ¼ and the SW ¼-NW ¼ of Section 15, Township 19 South, Range 2 East and the NE ¼-SE ¼ of Section 16. Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Sam W. Hickey, dated November 1, 2005.



Less and except:

From a 1-1/2" pipe at the accepted Southeast corner of the NW1/4-SW1/4 of Section 15, Township 19 South, Range 2 East being the point of beginning of herein described parcel of land, run thence True S 87 degrees 40 minutes 03 seconds for a distance of 1354.14 feet to a 1" solid bar accepted as the Southwest corner of said NW1/4-SW1/4; thence run North 01 degrees 41 minutes 03 seconds East for a distance of 323.00 feet to a 1/2" rebar that is South 01 degrees 41 minutes 03 seconds West 969.91 feet off a 1/2" rebar from the Northwest corner of said NW1/4- SW1/4; thence run North 87 degrees 38 minutes 59 seconds East for a distance of 1347.16 feet to a 1/2" rebar on the accepted East boundary of NW1/4-SW1/4; thence run South 00 degrees 26 minutes 36 seconds West for a distance of 323.00 feet to the point of beginning of herein described parcel of land, containing 10.00 acres, situated in the NW1/4-SW1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

**Property No. 2**

Tax Parcel No. 07-5-15-3-000-002.000

Tax Parcel No. 07-5-15-4-000-016.000

The SE 1/4 of the SW 1/4 and a strip 132 yards wide off the West side of the SW 1/4 of the SE 1/4 of Section 15, Township 19, Range 2 East, Shelby County, Alabama.

EXCEPT that part of said strip which lies SE of the right of way of the Wilsonville and Vincent Highway.

SUBJECT TO: 1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 82, page 51, in Probate Office. 4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 117, page 35, in Probate Office. 5. Less and except any portion of land lying within road right-of-way. 6. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property.

Less and Except:

COMMENCE AT THE SW CORNER OF SAID SECTION 15; THENCE S86DEG—40'--38"E ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1332.57 TO THE SW CORNER OF THE SE 1/4 — SW 1/4 OF SAID SECTION 15; THENCE N3DEG—35'—44" E, ALONG THE WEST LINE OF SAID 1/4 — 1/4 SECTION A DISTANCE OF 62.33 TO A POINT LYING ON THE NORTH RIGHT—OF—WAY LINE OF SHELBY COUNTY HIGHWAY NO. 62 (80'RIGHT—OF--WAY), SAID POINT BEING THE POINT BEGINNING; THENCE LEAVING SAID 1/4— 1/4 LINE, S86DEG—02'—04"E ALONG SAID RIGHT—OF—WAY LINE A DISTANCE OF 67.51; THENCE, LEAVING SAID RIGHT—OF—WAY, N3DEG—35'—42"E A DISTANCE OF 1289.61 TO A POINT LYING ON THE NORTH LINE OF THE SE 1/4 — SW 1/4 OF SAID SECTION 15; N85DEG—13'—02"w ALONG SAID NORTH LINE A DISTANCE OF 67.51' TO THE NW CORNER OF SAID 1/4 — 1/4 SECTION;



THENCE S3DEG—35'—44"W, ALONG THE WEST LINE OF SAID 1/4 — 1/4 SECTION A DISTANCE OF 1290.57 TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 2.0± ACRES OF LAND, MORE OR LESS.

NOTES:

RIGHT—OF—WAY OF ALABAMA STATE HIGHWAY NO. 25 (u.s. HIGHWAY NO. 231) (35'

EACH SIDE OF PARALLEL TO CENTER LINE), ACCORDING TO SHELBY COUNTY TAX MAP.

**Property No. 3**

Tax Parcel No. 13-7-25-2-001-001.000

A parcel of land situated in the N 1/2 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the NW 1/4 of said Section 25; thence south 1 degree 13 minutes 26 seconds east a distance of 685.27 feet; thence south 87 degrees 22 minutes 13 seconds west distance of 1410.24 feet to the east right of way line of US Highway #31 (200 foot right of way); thence north 21 degrees 20 minutes 58 seconds west along said right of way a distance of 241.89 feet; thence leaving said right of way line north 85 degrees 38 minutes 12 seconds east a distance of 368.36 feet; thence north 87 degrees 11 minutes 34 seconds east a distance of 211.34 feet; thence north 20 degrees 10 minutes 48 seconds west a distance of 214.58 feet; thence north 22 degrees 18 minutes 28 seconds west a distance of 218.50 feet to the north line of said Section 25; thence north 85 degrees 32 minutes 50 seconds east along the north line of said section 25 a distance of 1063.97 feet to the point of beginning.

Less and except:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 1140.00 to the point of beginning; thence continue along the last described course a distance of 270.24' to a point lying on the East right-of-way line of U. S. Highway #31 (200' right-of- way); thence N 2deg-20'-SB" W along said right-of-way line a distance of 241.89'; thence leaving said right-of- way line N 85deg-38'-12" E a distance of 348.36'; thence S 2deg-33'-09" E a distance of 239.63' to the point of beginning. Said parcel of land contains 1.67 acres, more or less.

And less and except:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg;13'-26" E a distance of 685.27'; thence S 87deg-22'-13"W a distance of 500.00' to the point of beginning; thence continue along the last described course a distance of 408.67'; thence N 2deg-33'-09" W a distance of 447.55'; thence S 85deg-32'50" W a distance of 65.01'; thence N 22deg-18'28" W a distance of 218.50' to a point lying on the North Line of said Section 25, thence N 85deg-



32'-50" E along said North line a distance of 563.97'; thence, leaving said North line S 1deg-10'-07" E a distance of 669.37' to the point of beginning. Said parcel contains 6.82 acres, more or less.

#### Easement for Ingress, Egress, Drainage and Utility

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 908.67' to the point of beginning; thence along last described course a distance of 501.57' to a point lying on the East right-of-way line of U.S. Highway #31 (200' right-of-way); thence N 2deg-20'-58" W along said right-of-way line a distance of 42.23'; thence leaving said right-of-way line N 87deg-22'-13" E a distance of 515.18'; thence S 2deg-33'-09" E a distance of 40.00' to the point of beginning.

#### **Property No. 4**

Tax Parcel No. 13-7-25-2-001-001.001

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 908.67' to the point of beginning; thence continue along said last described course a distance of 231.33'; thence N 2deg-33'-09" W a distance of 239.63'; thence N 85deg-38'-12" E a distance of 20.00'; thence N 22 deg-01'-09" W a distance of 105.29'; thence N 21deg-15'-59" W a distance of 83.15'; thence N 85deg-32'-50" E a distance of 214.70'; thence N 20deg-10'-48" W a distance of 21.30'; thence N 85deg-32'-50" E a distance of 65.01'; thence S 2deg-33'-09" E a distance of 447.55' to the point of beginning. Said parcel of land contains 2.32 acres, more or less.

#### **Property No. 5**

Tax Parcel No. 13-7-25-2-001-002.000

A parcel of land situated in the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 25; thence S 85 degrees 32 minutes 50 seconds West a distance of 1063.97 feet to the Point of Beginning; thence continue along the last described course a distance of 211.50 feet; thence South 21 degrees 21 minutes 25 seconds East a distance of 321.98 feet; thence South 22 degrees 01 minute 09 seconds East a distance of 105.29 feet; thence North 87 degrees 11 minutes 34 seconds East a distance of 211.34 feet; thence North 20 degrees 10 minutes 48 seconds West a distance of 214.58 feet; thence North 22 degrees 18 minutes 28 seconds West a distance of 218.50 feet to the Point of Beginning.

ALSO a 20 foot strip of land for a road for ingress and egress to said lot, described as follows: Begin at the SE corner of the lot herein conveyed and run South 18 degrees East 20 feet; thence South 89 degrees West to the East right of way line of Highway 31;



thence North along the East right of way line of said Highway 20 feet; thence North 89 degrees East 580 feet to the point of beginning of said road.

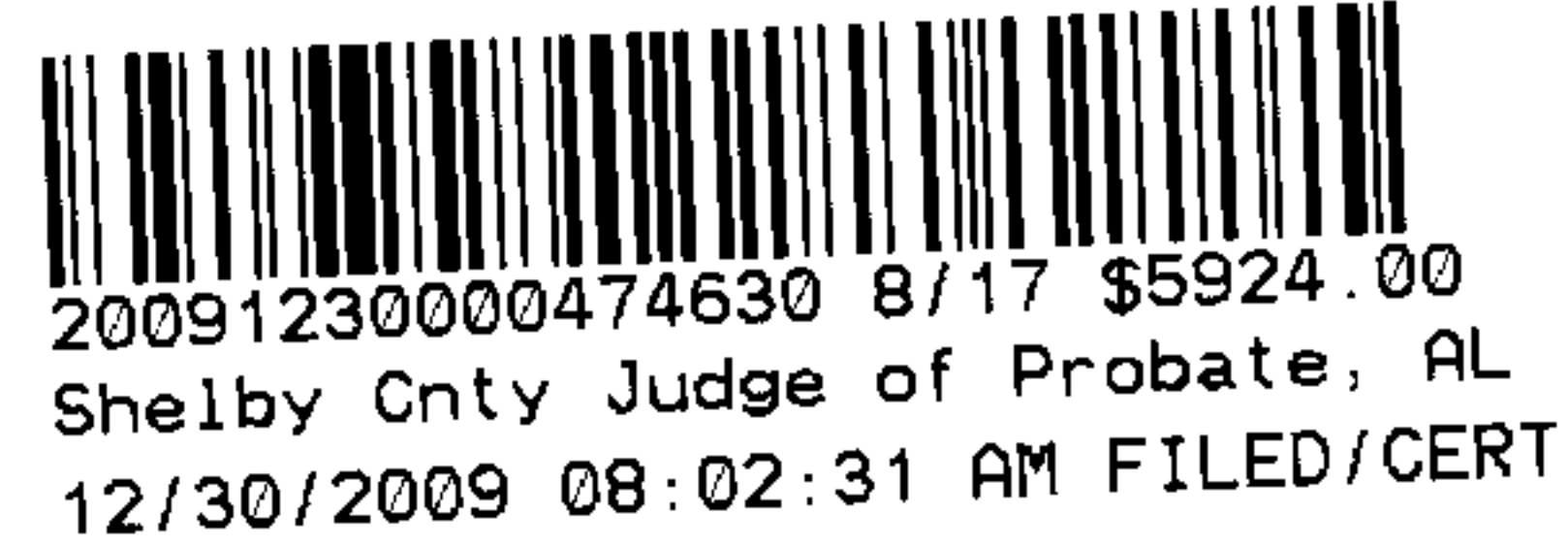
Subject to: 1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on or under subject property. The minerals are, however, conveyed to the extent owned, if owned. 2. Rights of way granted to Shelby County by instruments recorded in Deed Book 167, Pages 334 and 357 in Probate Office. 3. Rights of others to use access easement set out in Deed Book 218, Page 255, and corrected in Real 248, Page 603.

Less and except any part of said parcel conveyed by Sherman Holland, Jr. to Carter Homes and Development, Inc., by deed recorded May 5, 2000, Instrument No. 2000-148000 in the Probate Court of Shelby County, Alabama.

**Property No. 6**

Tax Parcel No. 13-7-25-2-001-007.000  
Tax Parcel No. 13-7-25-2-001-007.010  
Tax Parcel No. 13-7-25-2-001-007.011  
Tax Parcel No. 13-7-25-2-001-007.009  
Tax Parcel No. 13-7-25-2-001-009.001

Commence at the Northwest Corner of the NW 1/4, Section 25, Township 20 South, Range 3 West; thence S 88deg 52'57" E along the North line of said 1/4 Section for a distance of 203.59'; thence S 0deg 50'22" E for a distance of 483.52' to a point on the easterly R.O.W. line of CSX Transportation Railroad (100' R.O.W.), said point also being the POINT OF BEGINNING; thence N89deg 04'21" E and leaving said R.O.W. line for a distance of 430.77'; thence S 5deg 56'40" E for a distance of 39.84'; thence S 6deg 14'55" E for a distance of 102.89'; thence S 87deg 32.03" E for a distance of 283.67' to a point on the westerly R.O.W. line of U. S. Highway # 31 (200' R.O.W.) thence S 15deg 10'45" E along said R.O.W. line for a distance of 212.82' to the beginning of a 266' spiral curve to the right said curve having a P.I. equal to 301+ 64.43 and a C.S. equal to 305+ 27.81; thence along said spiral curve and along said R.O.W. line a distance of 274.27' meas (276.41 map) to the end of said curve, said point also being the beginning of a curve to the right having a central angle of 0deg 20'47", a radius of 810.08 and subtended by a chord which bears S 11deg 29'01" E a chord distance of 10.94'; thence along said curve and along said R.O.W. line a distance of 10.94'; thence N 88deg 09'44" W and leaving said R.O.W. line a distance of 365.03'; thence S 1deg 54'22" E a distance of 136.37'; thence S 88deg 25'22" E for a distance of 26.48'; thence S 2deg 03'13" E for a distance of 89.29'; thence S 87deg 56'47" W for a distance of 400.75'; thence N 82deg 56'19" W for a distance of 126.25' to a point lying on the easterly R.O.W. line of said CSX Transportation Railroad; thence N 0deg 51'14" along said R.O.W. line for a distance of 153.03'; thence N 0deg 08'17" E and along said R.O.W. line a distance of 688.93' to the POINT OF BEGINNING. Said parcel of land containing 12.90 acres, more or less.



**Property No. 7**

Tax Parcel No. 13-7-25-3-001-008.002

Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25; thence East a distance of 130.60 feet to Westerly right of way line of U.S. Highway 31; thence Northeast 675 feet along right of way Northwest a distance of 210 feet to the point of beginning; continue Northwest to the Easterly right of way RR Northerly 105 feet along the right of way Easterly 137.74 feet; thence Southwest 105 feet to the point of beginning.

**Property No. 8**

Tax Parcel No. 13-7-25-3-001-012.000

A part of Section 25, Township 20, Range 3 West, Shelby County, Alabama, more particularly described as follows. Begin at a point on the East side of U.S. Highway 31 where the Northern boundary line of the NW $\frac{1}{4}$  of SW of said Section 25, Township 20, Range 3 West intersects the Eastern boundary of the right-of-way of said Highway 31; thence run with said right-of-way boundary, South 13 degrees 40 minutes West, 743 feet to Wilson Road, now known as Shelby County Highway number 68; thence along said Wilson Road, South 56 degrees 20 minutes East, 92 feet; thence along Wilson Road South 64 degrees 50 minutes East 327 feet to an iron stake, to the beginning of this property; thence run Northerly 637 feet to Carter's line; thence East 105 feet to an iron stake; thence South 650 feet to said Wilson Road; thence in a Westerly direction to the point of beginning.

**Property No. 9**

**Tax Parcel No. 13-7-25-3-001-018.000**

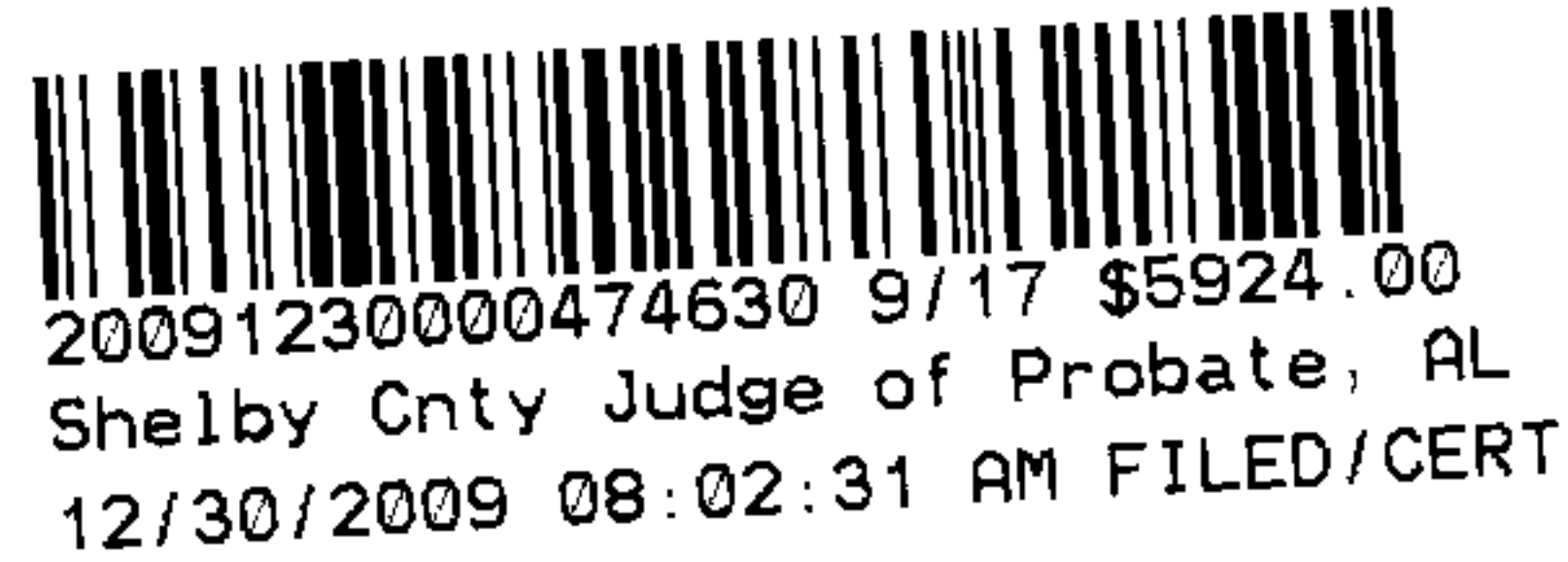
BEG NE COR SE $\frac{1}{4}$  SW $\frac{1}{4}$  S925(S) W150 S306.01 TO NORTH ROW COUNTY ROAD 68 NLY 680(S) E150.51 N600 E200 TO POB 4.4 TO POB ALSO ALL THAT PART EAST OF HICKORY HILL DRIVE AND WEST OF COUNTY ROAD 68 LESS: BEG INT EAST ROW HICKORY HILL DRIVE AND S LN SW $\frac{1}{4}$  N209.64 E362.22 SE180 SW140(S) W467.73 TO POB ALSO: ALL THAT PART OF COUNTY ROAD 68 AND EAST OF UNNAMED ROAD.

**Property No. 10**

Tax Parcel No. 13-7-26-1-006-063.000

Lot 192 according to the Final Plat of Holland Lakes Sector 3 as recorded in Map Book 37, Page 85 in the Office of the Judge of Probate of Shelby County, Alabama.





**Property No. 11**

Tax Parcel No. 13-7-26-1-006-105.000

A part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West, being more particularly described as follows: Beginning at the Northwest corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section and run South along West line of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , 665.16 feet; thence turn an angle left of 88 deg. 50 min. 30 sec. and run East 530 feet, more or less, to centerline of Buck Creek; thence run Northwesterly along meanderings of said creek to the West line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 26; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, 285 feet, more or less to the point of beginning.

**Property No. 12**

Tax Parcel No. 13-7-26-4-001-001.001

Lot 509 according to map of Springate, Phase 5 as recorded in Map Book 27 Page 111 in Probate Office of Shelby County Alabama, less and except that portion shown as lot 509 A according to the resurvey of lot 509 as recorded in Map Book 30 Page 102.

**Property No. 13**

Tax Parcel No. 13-7-26-4-001-012.000

Tax Parcel No. 13-7-26-4-001-012.070

A parcel of land being situated in the Southeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West, in Shelby County, Alabama, and being described as follows: Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West; thence South 00 degrees 44 minutes 27 seconds West and run a distance of 504.61 feet to the point of beginning; thence South 89 degrees 04 minutes 24 seconds East and run a distance of 531.32 feet; thence South 04 degrees 33 minutes 23 seconds West and run a distance of 297.79 feet; thence South 37 degrees 20 minutes 51 seconds West and run an distance of 314.27 feet; thence North 89 degrees 15 minutes 33 seconds West and run a distance of 324.10 feet; thence North 00 degrees 44 minutes 27 seconds East and run a distance of 551.13 feet to the point of beginning.

LESS AND EXCEPT:

A 20 foot ingress, egress and utility easement, for the non-exclusive use of the Grantor herein, situated in the Southeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest Corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 3 West; thence South 00 degrees 44 minutes 27 seconds West a distance of 504.61 feet to the POINT OF BEGINNING of the Westerly boundary of a 20 foot ingress, egress and utility easement, said easement lying 20 feet to the East and



parallel to said West line; thence continue along the last described course a distance of 551.13 feet to the end of said easement.

Subject to: Water Line Easement to Alabaster Water & Gas Board, recorded in Instrument 1993-22320, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, & 14, according to the survey of Willow Creek South, as recorded in Map Book 23, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Property No. 14**

Tax Parcel No. 13-7-26-4-001-012.069

Tax Parcel No. 13-7-35-1-001-009.002

Tax Parcel No. 13-7-35-1-001-009.003

Tax Parcel No. 13-7-35-1-001-009.006

A parcel of land located in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26 **and** the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West; thence N 84 degrees 11 minutes 34 seconds W a distance of 162.06 feet to a point on the Westerly R.O.W. line of a 100 foot wide Railroad R.O.W., said point also being the POINT OF BEGINNING; thence N 12 degrees 36 minutes 42 seconds E along said Westerly R.O.W. line a distance of 986.99 feet; thence leaving said R.O.W. line N 82 degrees 29 minutes 03 seconds W a distance of 270.19 feet; thence N 78 degrees 1 minute 52 seconds W a distance of 335.96 feet; thence S 10 degrees 40 minutes 30 seconds E a distance of 265.58 feet; thence S 48 degrees 22 minutes 51 seconds W a distance of 149.46 feet; thence S 19 degrees 11 minutes 05 seconds W a distance of 115.00 feet; thence S 22 degrees 31 minutes 29 seconds E a distance of 65.88 feet; thence S 48 degrees 20 minutes 39 seconds E a distance of 175.88 feet; thence S 43 degrees 57 minutes 13 seconds E a distance of 131.67 feet; thence S 02 degrees 41 minutes 45 seconds W a distance of 41.14 feet; thence S 44 degrees 25 minutes 38 seconds W a distance of 77.05 feet; thence S 77 degrees 28 minutes 06 seconds W a distance of 48.51 feet; thence N 51 degrees 51 minutes 21 seconds W a distance of 88.12 feet; thence N 56 degrees 34 minutes 48 seconds W a distance of 68.84 feet; thence N 85 degrees 48 minutes 17 seconds W a distance of 71.94 feet; thence S 83 degrees 39 minutes 41 seconds W a distance of 126.22 feet; thence N 79 degrees 29 minutes 33 seconds W a distance of 73.46 feet; thence S 88 degrees 20 minutes 39 seconds W a distance of 83.83 feet; thence S 11 degrees 14 minutes 49 seconds E a distance of 277.59 feet; thence S 03 degrees 06 minutes 10 seconds E a distance of 79.54 feet; thence S 27 degrees 17 minutes 21 seconds E a distance of 91.38 feet; thence S 71 degrees 01 minutes 05 seconds E a distance of 130.43 feet; thence S 54 degrees 12 minutes 00 seconds E a distance of 101.10 feet; thence S 89 degrees 55 minutes 24 seconds E a distance of 60.16 feet; thence N 00 degrees 04 minutes 36 seconds E a distance of 75.20 feet; thence S 89 degrees 32 minutes 47 seconds E a distance of 57.47 feet; thence S 89 degrees 58 minutes 30




seconds E a distance of 360.93 feet to a point on the Westerly line of said 100 foot wide Railroad R.O.W.; thence N 12 degrees 36 minutes 42 seconds E along said Westerly R.O.W. line a distance of 148.52 feet to the POINT OF BEGINNING. Containing 16.59 acres, more or less.

**Property No. 15**

Tax Parcel No. 23-2-09-0-001-019.001

Tax Parcel No. 23-2-09-0-001-019.047

Tax Parcel No. 23-2-09-0-001-019.048

  
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Shelby Cnty Judge of Probate, AL  
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Part of the NE 1/4 being situated in Section 9, Township 21 South, Range 3 West, and being more particularly described as follows:

Beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 9; thence South 0 degrees 25 minutes 46 seconds West and run along the East line of said 1/4-1/4 section for 364.25 feet; thence North 89 degrees 23 minutes 04 seconds West and run 1046.48 feet; thence North 1 degree 38 minutes 56 seconds East and run 66.09 feet; thence North 18 degrees 21 minutes 04 seconds West and run 154.94 feet; thence North 9 degrees 19 minutes 26 seconds East and run 148.44 feet; thence North 25 degrees 54 minutes 39 seconds West and run 68.59 feet; thence South 89 degrees 58 minutes 56 seconds West and run 263.50 feet to the point of a curve to the left, said curve having a central angle of 4 degrees 54 minutes and a radius of 453.55 feet; thence South 87 degrees 31 minutes 56 seconds West and run along the chord of said curve 38.78 feet; thence North 6 degrees 09 minutes 08 seconds West and run 211.82 feet; thence North 14 degrees 27 minutes 30 seconds West and run 349.28 feet; thence South 89 degrees 27 minutes 30 seconds East and run 404.21 feet; thence North 16 degrees 38 minutes 30 seconds East and run 12.83 feet; thence South 60 degrees 34 minutes 49 seconds East and run 1270.01 feet to the point of beginning.

Subject to: Mineral and mining rights and rights incident thereto as recorded in Volume 324, Page 302 in the Probate office of Shelby County, Alabama.

**Property No. 16**

Tax Parcel No. 27-5-22-0-001-004.001

All that portion of the SW 1/4 of NE 1/4 of Section 22 South, Township 22 South, Range 3 West, which lies South and Southeast of the paved Spring Creek Highway.

ALSO all that portion of the NW 1/4 of SE 1/4 of Section 22, Township 22 South, Range 3 West, North of the centerline of Dry Creek and East of the paved Spring Creek Highway.

ALSO, all that portion of the NW 1/4 of the SE 1/4 of Section 22, Township 22 South, Range 3 West, which lies North of the Southernmost boundary of the old Spring Creek Highway, South of Dry Creek and East of the right of way of paved Spring Creek

Highway, including any land contained within the right of way of the old Spring Creek Highway.

Situated in Shelby County, Alabama.

SUBJECT TO:

- Permit to Alabama Power Company recorded in Deed Book 326, Page 693.

**Property No. 17**

Tax Parcel No. 27-5-22-0-001-040.000

A parcel of land located in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Beginning at the NE corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 22 South, Range 3 West; thence S 01 deg. 13 min. 58 sec. W a distance of 469.55 feet; thence N 89 deg. 47 min. 30 sec. W a distance of 740.68 feet to the point of beginning; thence S 26 deg. 24 min. 01 sec. E a distance of 117.21 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S 10 deg. 58 min. 58 sec. E a radial distance of 1462.00 feet; thence Southwesterly along the arc, through a central angle of 25 deg. 05 min. 29 sec. a distance of 640.25 feet; thence S 53 deg. 55 min. 33 sec. W a distance of 331.61 feet; thence N 52 deg. 27 min. 26 sec. E a distance of 213.02 feet to a point of curve to the right having a radius of 2253.83 feet and a central angle of 01 deg. 34 min. 17 sec.; thence northeasterly along the arc a distance of 61.81 feet; thence N 54 deg. 51 min. 35 sec. E a distance of 672.41 feet; thence S 89 deg. 48 min. 19 sec. E a distance of 30.00 feet to the point of beginning; being situated in Shelby County, Alabama.

**Property No. 18**

Tax Parcel No. 27-5-22-0-001-040.001

Commence at the N.E. Corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 22 South, Range 3 West; thence South 01 degrees 13 minutes 58 seconds West, a distance of 469.55 feet; thence North 89 degrees 47 minutes 30 seconds West, a distance of 390.21 feet to the POINT OF BEGINNING; thence continue westerly along the said line, a distance of 350.47 feet; thence South 26 degrees 24 minutes 01 seconds East a distance of 117.12 feet to the point of a curve of a non tangent curve to the right, having a radius of 1462.00 feet, a central angle of 11 degrees 45 minutes 26 seconds and subtended by a chord which bears North 84 degrees 53 minutes 46 seconds East, a chord distance of 299.48 feet; thence easterly along the curve an arc distance of 300.01 feet; thence North 00 degrees 04 minutes 30 seconds East, a distance of 76.99 feet to the POINT OF BEGINNING.

Subject to: 1. Terms, agreements and right of way to Alabama Power Company as recorded in Book 136, Page 273; Book 146, Page 318; Book 176, Page 373 and Book 186, Page 182. 2. Right of Way granted to Shelby County, Alabama as recorded in Book 190, Page 237.



**Property No. 19**

Tax Parcel No. 27-5-22-0-001-042.000

Tax Parcel No. 27-6-23-0-001-004.000

The East half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 22 and the West half of the Southwest Quarter of Section 23, all in Township 22, Range 3 West, situated in Shelby County, Alabama

**Property No. 20**

(Tax Parcel No. 36-1-02-0-001-003.000)

The NW 1/4 of NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2 T 24 N, R 12 E.

**Property No. 21**

Tax Parcel No. 36-1-02-0-001.040.000

Tax Parcel No. 36-1-02-0-001.040.001

Begin at the point of intersection of the North right of way line of the Calera-Montevallo Highway with the West line of the SW 1/4 of NE 1/4 of Section 2, Township 24 North, Range 12 East, and run North 3 degrees 45 minutes West along said West line 940 feet to the Northwest corner of said SW 1/4 of NE 1/4 of said Section 2; thence South 88 degrees 45 minutes East along the North line of said SW 1/4 of SE 1/4 1231 feet to the Northeast corner of said SW 1/4 of NE 1/4; thence continue South 88 degrees 45 minutes East along the North line of the SE 1/4 of the NE 1/4 of Section 2, Township 24 North, Range 12 East, 380 feet; thence South 2 degrees East 1000 feet, more or less, to the North right of way line of said Calera-Montevallo Highway; thence South 88 degrees 20 minutes West along said right of way line 100 feet; thence North 88 degrees 10 minutes West along said right of way line 280 feet more or less, to the West line of said SE 1/4 of NE 1/4 of said Section 2; thence North 85 degrees 30 minutes West along the North right of way line of said Highway 1203 feet, more or less, to the point of beginning.

LESS AND EXCEPT Lots 1 to 9, according to the survey of Calmont Subdivision, as recorded in Map Book 4, Page 4, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that certain parcel conveyed to David C. Huntley and Mary Deana Huntley, as recorded in Deed Book 191, Page 279, in Probate Office.

LESS AND EXCEPT those certain parcels conveyed to the State of Alabama by deed recorded in Real Record 306, Page 727, in Probate Office.

**Property No. 22**


Tax Parcel No. 36-1-02-0-001.037.000

Lot 6, according to the survey of Calmont Subdivision, as recorded in Map Book 4, Page 4, in the Probate Office of Shelby County, Alabama.

**Property No. 23**

Tax Parcel No. 27-6-14-0-000-008.001

Tax Parcel No. 27-6-14-0-001-003.000

  
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A parcel of land situated in the SE ¼ of the SW ¼ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: COMMENCE at the SE corner of the SE ¼ of the SW ¼ of said Section 14, thence along the South line of Section 14, North 86 degrees 07 minutes 59 seconds West, a distance of 887.18 feet to the POINT OF BEGINNING; thence North 18 degrees 42 minutes 23 seconds West, a distance of 710.60 feet to a point on the right-of-way of Shelby County Road No. 12; thence along said right-of-way South 43 degrees 34 minutes 39 seconds West, a distance of 848.84 to a point on the South line of Section 14; thence South 85 degrees 48 minutes 31 seconds East, a distance of 376.76 feet; thence South 85 degrees 59 minutes 57 seconds East, a distance of 438.38 to the POINT OF BEGINNING.

Subject to: Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 101, Page 81.

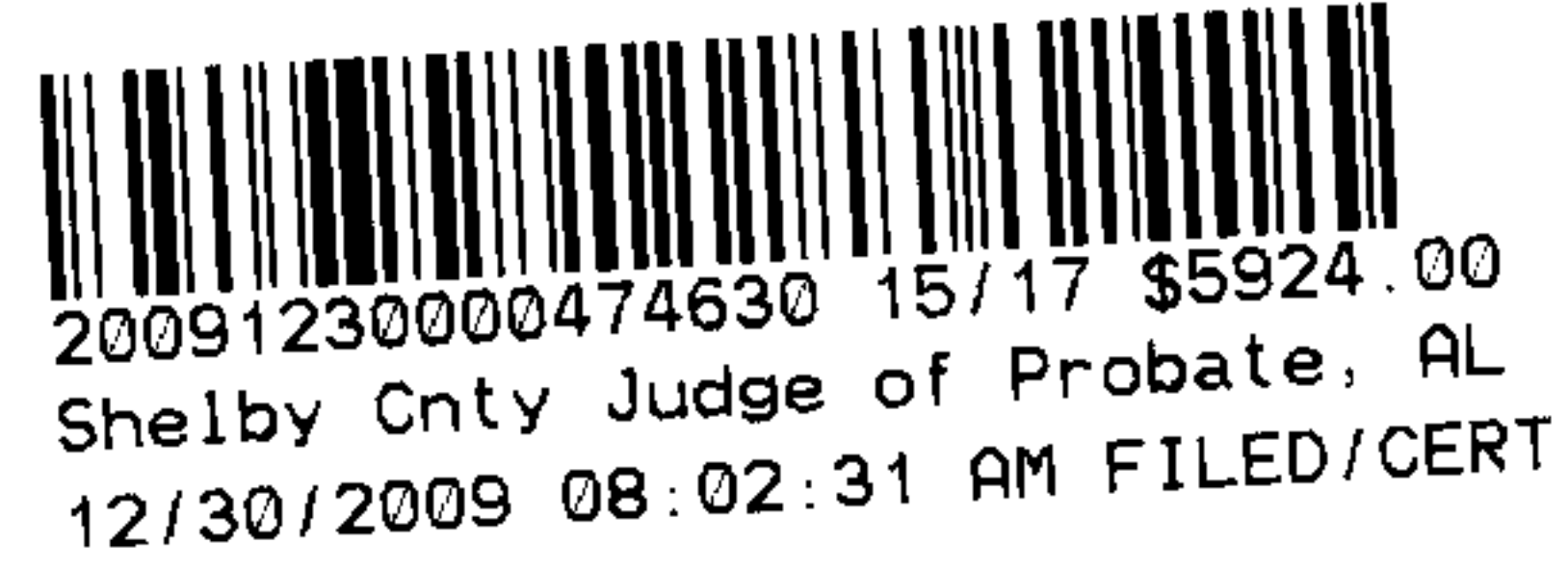
**Property No. 24**

Tax Parcel No. 27-8-27-0-001-002.002

Commence at the NW corner of fractional §27, Twp 22S, R3W; thence run S 85°12'12" E along the N line of aforesaid §27 1864.37 feet to the point of beginning: Thence continue along last described course 536.37 feet; thence run S 4°24'48" W 505.92 feet; thence run N 87°35'22" W 600.65 feet; thence run S 0°52';19" W 733.82 feet; thence run S 70°47'55" W 248.05 feet; thence run N 60°12'06" W 264.17 feet to a point on the easterly right of way line of Industrial Park Road (60 foot right of way); thence run S 5°45'08" E along said right of way 184.93 feet to the beginning of a curve to the right having a radius of 447.93 feet, a central angle of 33°11'15" and subtended by a chord which bears N 22°20'45" E 255.84 feet; thence along the arc of said curve and said right of way line 259.46 feet to end of said curve; thence N 38°56'23" E along said right of way line 433.8 feet to a point on a curve to the right, said curve having a radius of 65 feet, a central angle of 56°01'32" and subtended by a chord which bears N 66°57'09" E 61.06 feet; thence along the arc of said curve and said right of way line 63.56 feet to end of aforesaid curve and the beginning of a curve to the left having a radius of 105 feet, a central angle of 231°08'58" and subtended by a chord which bears N 20°36'34" W 189.42 feet; thence along the arc of said curve and said right of way line a distance of 423.6 feet; thence leaving said right of way line N46°11'03" W 10.17 feet; thence N 43°48'57" E 44.33 feet; thence N 40°18' E 275.05 feet to the point of beginning. Less and except all easements and road rights of ways not of record. Remaining usable property contains ±10.54 acres.

All according to a map drawn by Robert C. Farmer Associates dated 19 November 1997 and based on *inter alia* a prior survey by Lucas and Carr.





**Property No. 25**

Tax Parcel No. 07-5-22-1-002-012.000

Lot 12 located at 105 Rolling Circle and recorded in Deed Book 26, Page 93 of the Map of Rolling Meadow Estates, Vincent, Alabama.

**Property No. 26**

Tax Parcel No. 13-7-25-2-001-035.000

Parcel 1:

A parcel of land situated in the NW 1/4 of Section 25, Township 20, South, Range 3 West, described as follows:

Beginning at the SE corner of the SE 1/4 of the NW 1/4 of Section 25, and go North 02 deg. 15 mm. 11 sec. West along the East boundary of said 1/4 1/4 Section for 1000.00 feet; thence South 89 deg. 32 mm. 13 sec. West for 957.54 feet to an existing iron; thence South 12 deg. 55 mm. 40 sec. West for 1046.40 feet to the South boundary of said 1/4 1/4 Section; thence North 88 deg. 40 mm. 44 sec. East along said South boundary for 1231.25 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 25, and go North 02 deg. 15 mm. 11 sec. West along the East boundary of said 1/4 1/4 Section for 1000.00 feet; thence South 89 deg. 32 mm. 13 sec. West for 957.54 feet to an existing iron; thence south 12 deg. 55 mm. 40 sec. West for 230.08 feet; thence continue along previous course for 211.50 feet; thence North 79 deg. 58 mm. 13 sec. West for 320.19 feet to the East boundary of Highway 31; thence North 10 deg. 40 mm. 40 sec. East along said East boundary for 219.62 feet; thence South 78 deg. 30 mm. 32 sec. East for 328.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: 1. Transmission line permit to Alabama Power Company as shown by instruments recorded in Deed Book 102, page 202; Deed Book 108, page 337 and Deed Book 102, page 200 in Probate Office. (2) Right-of-Way granted to Shelby County by instruments recorded in Deed Book 167, page 440 and Deed Book 102, page 437 in Probate Office.

**Property No. 27**

Tax Parcel No. 13-7-35-1-001-009.000

Lot 2A of Clayton Commercial Park, according to a Resurvey of Clayton Commercial Park, a commercial subdivision situated in the NE1/4 of the NE1/4 of Section 35, Township 20 South, Range 3 West, City of Alabaster, Shelby County, Alabama, Map Book 34, Page 120.

**Property No. 28**

**Tax Parcel No. 13-7-35-1-001-009.007**

Lot 3 of Clayton Commercial Park, according to a Resurvey of Clayton Commercial Park, a commercial subdivision situated in the NE1/4 of the NE1/4 of Section 35, Township 20 South, Range 3 West, City of Alabaster, Shelby County, Alabama, Map Book 34, Page 120.

**Property No. 29**


**Tax Parcel No. 13-7-36-1-001-002.000**

Commence at the Northeast corner, Section 36, Township 20 South, Range 3. West; thence North 87 degrees 20 minutes West (MB) for a distance of 889 feet, more or less; thence South for a distance of 50 feet, more or less to the point of beginning of the parcel of land herein described (being a 6 inch by 6 inch concrete R.O.W. marker, 150 feet off centerline system of Interstate 65 at Sta. 756+96 and 110 feet off centerline of County Highway 11); thence turn an angle of 48 degrees 49 minutes to the right and proceed South 48 degrees 49 minutes West (MB) along R.O.W. of County Highway 11 for a distance of 183.47 feet to a point (R.R. Spike being 100.0 feet off centerline of County Highway 11); thence turn an angle of 6 degrees 36 minutes to the right and proceed South 55 degrees 25 minutes West (MB) along R.O.W. of County Highway 11 for a distance of 199.00 feet to a point (iron pin being 40 feet off centerline of County Highway 11); thence turn an angle of 143 degrees 28 minutes to the left and proceed South 88 degrees 03 minutes East (MB) for a distance of 270 feet, more or less, to the point of intersection of West R.O.W. line of Interstate 65; thence proceed in a Northerly direction along said West R.O.W. line of Interstate 65 (being in a 0 degree 30 minute curve to the left) for a distance of 148 feet, more or less, to a point (being a 6 inch by 6 inch concrete R.O.W. marker at Sta. 754+70 being 125.0 feet off centerline of left lane); thence turn an angle of 23 degrees 35 minutes to the right and proceed North 23 degrees 35 minutes East (MB) for a distance of 35.0 feet to a point (being a 6 inch by 6 inch concrete R.O.W. marker and being the P.T. of the left lane curve, Sta. 755+02.1 and also being the point where the bifurcated lanes join, being Sta. 756+28.8 for centerline of system ahead at which R.O.W. is 150.00 feet); thence North along said R.O.W. for a distance of 67.2 feet to the point of beginning.

Said property is lying in the Northeast Quarter of the Northeast Quarter, Section 36, Township 20 South, Range 3 West.

Subject to: 1. Ad Valorem taxes for the year 1990, a lien but not due until October 1, 1990. 2. Public utility easements and right—of—ways servicing said property.



  
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**Property No. 30**

Tax Parcel No. 23-1-01-3-002-002.000

Beg 639' S/O NW cor NW $\frac{1}{4}$  SW $\frac{1}{4}$  Sec 1 T21S R3W E 150 N to SW ROW US Hwy 31 SEly on sd ROW to S/L sd  $\frac{1}{4}$   $\frac{1}{4}$  W on same to W/L sd  $\frac{1}{4}$   $\frac{1}{4}$  N on W/L sd  $\frac{1}{4}$   $\frac{1}{4}$  to POB Municipality Alabaster Sec 01 Twnshp 21S Range 3W Scal Dim 132 x 240 Irr

**Property No. 31**

Tax Parcel No. 36-1-02-0-001-004.004

A parcel of land located in Fractional Section 2, Township 24 North, Range 12 East, Shelby County, and being more particularly described as follows:

Commence at the  $\frac{1}{2}$  Mile Corner on the North Line of Fractional Section 27, Township 22 South, Range 3 West; thence S 89 deg. 36 min. 54 sec. W along said North Line, a distance of 234.91 feet; thence S 39 deg. 51 min. 35 sec. W, a distance of 1026.89 feet to the point of beginning; thence S 22 deg. 04 min. 20 sec. W, a distance of 204.81 feet; thence N 67 deg. 55 min. 40 sec. W, a distance of 222.26 feet to the beginning of a curve to the right having a central angle of 96 deg. 47 min. 22 sec. a radius of 25.00 feet and subtended by a chord which bears N 19 deg. 31 min. 59 sec. W, a chord distance of 37.39 feet; thence along said curve a distance of 42.23 feet to its end which lies on the Easterly right of way line of Industrial Park Road (60 foot right of way), said point also being the beginning of a curve to the right having a central angle of 5 deg. 18 min. 54 sec., a radius of 447.93 feet and subtended by a chord which bears N 31 deg. 31 min. 09 sec. E a chord distance of 41.54 feet; thence along said curve and said right of way line, 41.55 feet to the end of said curve; thence 34 deg. 10 min. 37 sec. E and continuing on said right of way line, a distance of 159.95 feet; thence S 62 deg. 15 min. 41 sec. E and leaving said right of way line, a distance of 207.74 feet to the point of beginning; being situated in Shelby County, Alabama.

**Property No. 32**

Tax Parcel No. 23-1-01-3-002-036

Lot 2, Block B, Bk 3, Pg 69 All that P/O Lot 2, Block B Nickerson's Add to Alabaster lying SW/O US Hwy 31 ROW and W/O I-65. Alabaster. Sec 1, Twp 21S, R3W.

**Property No. 33**

Any mineral rights owned by Sherman Holland in and to the properties identified as tax parcel no. 99-0-08-4-000-030.000, as follows:

S28-18-1W, 34 acres; S9-T22-4W; S10-22-4W; S24-21-5W 480 acres; S5-24-14E; S6-24-14E, 280 acres purchased at tax sales.