

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
PATRICIA R. MIZE, TRUSTEE
4116 KINROSS CIR
BIRMINGHAM, AL.
35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$2500.00
Shelby County, AL 10/20/2010
State of Alabama
Deed Tax : \$82.50

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Brightwater Properties, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Woodrow Wilson Mize, Jr. Testamentary Trust, Patricia R. Mize, Trustee (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

Grantor does hereby establish a perpetual non-exclusive easement running with the land for ingress, egress and utilities, said easement being thirty (30) feet in width and located approximately as shown on Exhibit B attached hereto and incorporated by reference herein, said easement being an existing road crossing the property conveyed herein and said easement intended to benefit Parcel B as shown on said Exhibit B and more particularly described as the Dominant Estate on Exhibit C attached hereto and incorporated by reference herein. This easement is non-exclusive, however it is for the use only of parties in interest to the Property conveyed by this deed and the parties in interest to the Dominant Estate described on Exhibit C attached hereto and incorporated by reference herein. Said easement may also be used by the Service Providers and the Utility Companies as those terms are defined in the Declaration of Restrictive Covenants for Brightwater Farms as recorded in Instrument Number 20090409000132210 Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2011 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Brightwater Homeowners Association, Inc.

Grantor represents and warrants that there are no assessments due the City of Westover or any other governmental or quasi governmental entity.

This instrument was executed in accordance with the Articles of Organization and Operating Agreement of the Grantor.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 18th day of October, 2010.

Brightwater Properties, LLC
By: [Signature]
Randall H. Goggans, Sole Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

[Barcode]
20101020000350230 1/5 \$106.50
Shelby Cnty Judge of Probate, AL
10/20/2010 10:13:13 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Sole Member of Brightwater Properties, LLC, 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 18th day of October, 2010

[Signature]
Notary Public
My Commission Expires: 3.1.14

EXHIBIT 'A'
BRIGHTWANN PROPERTIES, LLC
TO
WOODROW WILSON MIZE JR.
TESTAMENTARY TRUST

PARCEL A – Woodrow Wilson, Jr. Testamentary Trust, Patricia R. Mize, Trustee

A parcel of land lying in the Southwest Quarter of Section 18, Township 19 South, Range 2 East and in the Southeast Quarter of Section 13, Township 19 South, Range 1 East all in Shelby County, Alabama and being more particularly described as follow:

Commence at a 1" open top pipe found marking the southwest corner of said Section 18; thence S 87°13'45" E along the south line of said Section 18 a distance of 188.10 feet to a 5/8" capped rebar set (SMW 627 LS) and the Point of Beginning; thence N 15°21'40" W a distance of 1210.01 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 68°39'31" W a distance of 64.03 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 56°56'51" W a distance of 38.96 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 59°29'00" W a distance of 37.50 feet to a 5/8" capped rebar set (SMW 627 LS) at the intersection with the centerline of a gravel drive; thence along said gravel drive the following courses: S 81°24'47" E a distance of 51.47 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 56°47'35" E a distance of 43.76 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 26°26'46" E a distance of 75.78 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 10°01'16" E a distance of 12.99 feet to a 5/8" capped rebar set (SMW 627 LS); thence departing said gravel drive and continuing along the centerline of a creek the following courses: S 78°07'33" E a distance of 43.72 feet; thence S 88°44'05" E a distance of 58.13 feet; thence S 13°18'03" W a distance of 89.56 feet; thence S 58°58'43" E a distance of 74.96 feet; thence S 59°23'30" E a distance of 19.50 feet; thence N 33°10'30" E a distance of 98.08 feet; thence N 66°04'43" E a distance of 23.71 feet; thence S 74°44'41" E a distance of 28.88 feet; thence S 42°05'52" E a distance of 62.50 feet; thence S 22°28'47" E a distance of 55.71 feet; thence N 82°37'03" E a distance of 39.90 feet; thence S 80°45'43" E a distance of 75.80 feet; thence N 72°18'09" E a distance of 61.33 feet; thence N 00°37'50" E a distance of 20.00 feet; thence N 10°37'22" E a distance of 110.04 feet; thence S 8°32'22" E a distance of 17.72 feet; thence S 64°00'48" E a distance of 131.26 feet; thence N 65°22'07" E a distance of 20.59 feet; thence N 04°03'58" W a distance of 48.36 feet; thence N 33°24'49" E a distance of 117.17 feet; thence S 40°10'37" E a distance of 23.64 feet; thence S 89°26'53" E a distance of 24.62 feet; thence departing the centerline of said creek S 00°00'00" E a distance of 780.00 feet to a 5/8" capped rebar set (SMW 627 LS); thence S 20°34'06" E a distance of 681.10 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 87°13'45" W along the south line of said Section 18 a distance of 694.81 feet to the Point of Beginning. Said described parcel of land contains 20.00 acres, more or less.

TOGETHER WITH THOSE NON EXCLUSIVE
EASEMENTS DESCRIBED ON EXHIBIT A.1
ATTACHED HERETO



20101020000350230 2/5 \$106.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A-1
BRIGHAM PROPERTIES, LLC
TO
WOODROW WILSON MIZE JR.
TESTAMENTARY TRUST

EXISTING INGRESS/EGRESS & UTILITY EASEMENT "A"

A non-exclusive easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the NE 1/4 of Section 24, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found in place and the Point of Beginning; thence S 02°52'53" W a distance of 1050.98 feet to a point; thence S 86°57'34" E a distance of 49.90 feet to a point; thence S 03°23'29" W a distance of 1292.42 feet to the northerly right-of-way of Westover Road; thence along said right-of-way N 79°48'37" W a distance of 100.27 feet; thence leaving said right-of-way N 03°22'32" E a distance of 1280.03 feet to a point; thence N 02°52'30" E a distance of 1051.46 feet to a 1/2" open top found in place at the southwest corner of the SE 1/4 of Section 13; thence N 2°09'45" W along the west line of said SE 1/4 a distance of 75.61 feet to a point on the centerline of a creek; thence S 74°20'51" E along said centerline 55.03 feet to a point; thence S 00°04'59" W a distance of 63.94 feet to the Point of Beginning. Said above described easement contains 4.2 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT "B"

A non-exclusive easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East said Shelby County and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found; thence N 00°04'59" E a distance of 25.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence S 89°55'01" E a distance of 151.87 feet to a point; thence N 42°44'37" E a distance of 99.53 feet to a point; thence N 62°02'29" E a distance of 251.31 feet to a point; thence N 53°47'07" E a distance of 181.06 feet to a point; thence N 45°10'41" E a distance of 229.78 feet to a point; thence N 33°15'26" E a distance of 85.00 feet to a point; thence N 34°59'01" E a distance of 105.62 feet to a point; thence N 52°09'05" E a distance of 65.55 feet to a point; thence N 76°13'00" E a distance of 97.03 feet to a point; thence N 37°09'15" E a distance of 149.46 feet to a point; thence N 42°30'04" E a distance of 116.85 feet to a point; thence N 53°00'17" E a distance of 189.48 feet to a point; thence N 64°36'47" E a distance of 288.93 feet to a point; thence N 67°59'49" E a distance of 336.73 feet to a point; thence N 80°23'44" E a distance of 93.78 feet to a point; thence S 82°47'47" E a distance of 68.78 feet to a point; thence S 63°26'42" E a distance of 129.14 feet to a point; thence N 88°39'43" E a distance of 50.21 feet to a point; thence S 81°24'47" E a distance of 79.01 feet to a point; thence N 56°47'35" E a distance of 43.76 feet to a point; thence N 26°26'46" E a distance of 75.78 feet to a point; thence N 10°01'16" E a distance of 12.99 feet to the Point of Ending. Said above described easement contain 3.33 acres, more or less, and is for Ingress/Egress and Utility purposes.

NOTE: The above easements are non-exclusive.



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EXHIBIT C
BRIGHTWATER PROPERTIES, LLC
TO
WOODROW WILSON MIZE JR.
TESTAMENTARY TRUST
DOMINANT ESTATE

PARCEL B – Patricia R. Mize

A parcel of land lying in the Southwest Quarter of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follow:

Commence at a 1" open top pipe found marking the southwest corner of said Section 18; thence S 87°13'45" E along the south line of said Section 18 a distance of 882.91 feet to a 5/8" capped rebar set (SMW 627 LS) and the Point of Beginning; thence N 20°34'06" W a distance of 681.10 feet to a 5/8" capped rebar set (SMW 627 LS); thence N 00°00'00" W a distance of 780.00 feet to the centerline of a creek; thence along the centerline of said creek the following courses and distances: N 76°16'32" E a distance of 28.85 feet;

thence N 41°54'21" E a distance of 36.22 feet; thence N 04°21'01" W a distance of 18.80 feet; thence N 18°06'06" E a distance of 10.43 feet; thence N 72°45'01" E a distance of 33.40 feet; thence S 61°12'12" E a distance of 59.54 feet; thence N 87°55'05" E a distance of 79.49 feet; thence N 43°10'21" E a distance of 48.37 feet; thence N 75°01'52" E a distance of 52.66 feet; thence N 74°20'31" E a distance of 58.59 feet; thence S 79°05'45" E a distance of 17.79 feet; thence S 53°16'24" E a distance of 9.50 feet; thence S 41°54'47" E a distance of 18.82 feet; thence N 81°21'29" E a distance of 1.98 feet; thence S 88°32'46" E a distance of 20.35 feet; thence S 56°08'14" E a distance of 42.29 feet; thence N 55°15'56" E a distance of 31.23 feet; thence S 72°45'50" E a distance of 20.53 feet; thence S 47°03'22" W a distance of 13.86 feet; thence S 57°15'28" E a distance of 22.29 feet; thence S 16°48'28" E a distance of 17.45 feet; thence S 46°32'01" E a distance of 24.17 feet; thence S 02°09'10" W a distance of 27.67 feet; thence N 83°26'42" E a distance of 66.91 feet; thence S 84°17'45" E a distance of 74.09 feet; thence departing the centerline of said creek S 01°19'22" W a distance of 88.63 feet to a 3" capped pipe found marking the northeast corner of the Southwest Quarter of the Southwest Corner of said Section 18; thence S 01°12'44" W a distance of 1342.62 feet to a 1/2" rebar found marking the southeast corner of the Southwest Quarter of the Southwest Corner of said Section 18; thence N 87°13'45" W along the south line of said Section 18 a distance of 399.36 feet to the Point of Beginning. Said described parcel of land contains 20.41 acres, more or less.



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