

EXHIBIT "A"

Commence at a capped $\frac{1}{2}$ " rebar (LS#21183) marking the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 12, Township 10 South, Range 4 East; thence North $89^{\circ} 29' 24''$ West 904.14 feet along the South line of said Forty to a capped $\frac{1}{2}$ " rebar (LS#21183), said point of beginning; thence continue North $89^{\circ} 29' 24''$ West 245.85 feet along the South line of said forty to a $1\frac{1}{2}$ " iron pipe; thence North $00^{\circ} 20' 44''$ West 410.41 feet to a capped $\frac{1}{2}$ " rebar (LS# 21183) on the Southerly right-of-way of Lee Holcomb Road (40' R/W); thence Run Southeasterly along said right-of-way the following bearings and distances: South $71^{\circ} 05' 59''$ East 99.60 feet; South $75^{\circ} 29' 34''$ East 157.04 feet; thence leaving said right-of-way South $00^{\circ} 20' 44''$ East 341.00 feet to the point of beginning; said property situated, lying and being in Etowah County, Alabama. Subject to existing rights-of-way and easements of record.

AND ALSO: Commence at a capped $\frac{1}{2}$ " rebar (LS#21183) marking the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 12, Township 10 South, Range 4 East; thence North $89^{\circ} 29' 24''$ West 677.65 feet along South line of said Forty to a capped $\frac{1}{2}$ " rebar (LS#21183) on the Northerly right of way Pleasant Hill Road (80' R/W), said point being the point of beginning; thence continue North $89^{\circ} 29' 24''$ West 226.49 feet along the South line of said Forty to a capped $\frac{1}{2}$ " rebar (LS#21183); thence North $00^{\circ} 20' 44''$ W 341.00 feet to a point on the Southerly right of way of Lee Holcomb Road (40' R/W); thence run Southeasterly along said right of way the following bearings and distances: South $80^{\circ} 56' 22''$ East 136.87 feet; South $83^{\circ} 04' 37''$ East 198.21 feet; South $76^{\circ} 43' 58''$ East 63.49 feet; South $71^{\circ} 47' 45''$ East 60.86 feet; South $65^{\circ} 28' 00''$ East 84.43 feet; South $57^{\circ} 03' 58''$ East 60.93 feet; South $46^{\circ} 14' 38''$ East 62.73 feet; South $34^{\circ} 05' 41''$ East 137.96 feet to a capped $\frac{1}{2}$ " rebar (LS#21183) on the Northerly right of way of Pleasant Hill Road (80' R/W); thence run Southwesterly along said right of way the following bearings and distances: North $89^{\circ} 54' 28''$ West 201.84 feet; South $89^{\circ} 09' 21''$ West 89.34 feet; South $82^{\circ} 20' 25''$ West 100.52 feet; South $73^{\circ} 58' 57''$ West 86.15 feet to the point of beginning. Subject to existing rights-of-way and easements of record. (3509003)

This conveyance, however, is subject to the following:

Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.