

MAIL TAX NOTICE TO:
Valleydale, LLC
c/o Regency Realty Group, Inc.
121 W. Forsyth Street, Suite 200
Jacksonville, Florida 32202
Attention: Property Operations

THIS INSTRUMENT WAS PREPARED BY:
RECORD AND RETURN TO:
Christine T. Adams, Esq.
Rogers, Towers, Bailey, Jones & Gay
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207
RE ID No. _____

STATE OF ALABAMA:

Shelby COUNTY:

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 25th day of MARCH, 2002, by HOWARD NEIL BAILEY and TILLIE DALE BAILEY, husband and wife; DAVID WARREN BAILEY and SANDRA FAYE BAILEY, husband and wife; LOIS SHERRELL BENSON and LINDON ELVIS BENSON, wife and husband; and REBA CAROL CALDWELL and WILLIAM L. CALDWELL, wife and husband whose address is 102-A Hilltop Business Drive, Pelham, Alabama 35124 (collectively "Grantor") to VALLEYDALE, LLC, a Florida limited liability company, whose address is c/o Regency Realty Group, Inc., 121 West Forsyth Street, Suite 200, Jacksonville, Florida 32202 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Shelby, State of Alabama, to wit:

See Exhibit "A" attached hereto

SUBJECT to those matters listed on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed and Sealed in
Our Presence:

Phyllis C. Schifarella
Name: PHYLLIS C. SCHIFARELLA

Howard Neil Bailey
HOWARD NEIL BAILEY

Name: _____

04/03/2002-15532
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MEL 1335.00

Inst # 2002-15532

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

Tillie Dale Bailey
TILLIE DALE BAILEY

Name: _____

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

David Warren Bailey
DAVID WARREN BAILEY

Name: _____

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

Sandra F. Bailey
SANDRA FAYE BAILEY

Name: _____

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

Lois Sherrell Benson
LOIS SHERRELL BENSON

Name: _____

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

Linda Elvis Benson
LINDON ELVIS BENSON

Name: _____

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

Reba Carol Caldwell
REBA CAROL CALDWELL

Name: _____

Phyllis C. Schifanella
Name: PHYLLIS C. SCHIFANELLA

William L. Caldwell
WILLIAM L. CALDWELL

Name: _____

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HOWARD NEIL BAILEY, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and official seal this 25th day of MARCH 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TILLIE DALE BAILEY, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 25th day of MARCH 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID WARREN BAILEY, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and official seal this 25th day of March 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SANDRA FAYE BAILEY, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 25th day of March 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LOIS SHERRELL BENSON, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 25th day of March 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LINDON ELVIS BENSON, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and official seal this 25th day of March 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that REBA CAROL CALDWELL, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 25th day of March 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM L. CALDWELL, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and official seal this 25th day of March 2002.

Phyllis C. Schifanella
Notary Public PHYLLIS C. SCHIFANELLA
My Commission Expires: 3-22-04

EXHIBIT "A"

Part of the Southeast diagonal $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 15 and run in a Southerly direction along the Easterly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 470.94 feet to a point on the Westerly Right-of-Way line of Caldwell Mill Road; thence $4^{\circ}28'43''$ to the right in a Southerly direction along the Westerly Right-of-Way line of Caldwell Mill Road a distance of 200.46 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 994.93 feet and a central angle of $15^{\circ}36'08''$; thence in a Southerly direction along the arc of said curve and the Westerly Right-of-Way line of Caldwell Mill road a distance of 270.93 feet to a point on the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15; thence $11^{\circ}07'25''$ to the right (Angle Measured to Tangent) in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 36.59 feet to a point on the North line of Lot 1, Garrett Subdivision (A Commercial Subdivision), as recorded in Map Book 24, Page 95 in the Probate Office of Shelby County, Alabama; thence $91^{\circ}09'04''$ to the right in a Westerly direction along the North line of said Lot 1 a distance of 362.84 feet to the Northwestern corner of said Lot 1, said point also being the Northeasterly corner of Lot 2, Valleydale Village, as recorded in Map Book 8, Page 141 in the Probate Office of Shelby County, Alabama; thence $0^{\circ}21'27''$ to the left in a Westerly direction along the North line of said Lot 2 a distance of 608.95 feet to a point on the Northwest line of the Southeast diagonal $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15; thence $134^{\circ}30'50''$ to the right in a Northeasterly direction along the Northwest line of the Southeast diagonal $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section and along the Southeasterly line of Lots 32, 30, 29, 28, 27, 26, 25 and 24, Gross's Addition to Altadena South 2nd Phase of 1st Sector, as recorded in Map Book 6, page 17 in the Probate Office of Shelby County, Alabama, and the Southeasterly line of Lot 23, Gross's Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, page 122 in the Probate Office of Shelby County, Alabama, a distance of 1366.83 feet to the Point of Beginning.

EXHIBIT "B"

1. Taxes and assessments for the year 2002, and subsequent years, which are not yet due and payable.
2. Right of Way to Southern Bell Telephone and Telegraph Company, recorded in Volume 259, page 845, in the Probate Office of Shelby County, Alabama.

Inst # 2002-15532

-7-
04/03/2002-15532
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD7 NCL 1335.00