

STATE OF ALABAMA)
COUNTY OF SHELBY)

216,391.01

WARRANTY DEED

20030210000081030 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
02/10/2003 13:02:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Robert E. Hill**, an unmarried man (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Alabaster Retail Property, L.L.C.**, an Alabama limited liability company (herein referred to as "Grantee"), its successors and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land located in the northwest quarter of the northwest quarter of Section 14, Township 21 South, Range 3 West and being more particularly described as follows:

COMMENCE at a 3" pipe found at the northwest corner of said Section 14; thence run South 89 degrees, 03 minutes, 42 seconds East and along the section line 1538.52 feet to a 1/2" capped rebar set on the east right-of-way of Alabama Highway 119, a variable-width right-of-way; thence continue South 89 degrees, 03 minutes, 42 seconds East and along the section line 804.97 feet to a 1/2" capped rebar set on the north on right-of-way of Shelby County Road 26, an 80-foot wide right-of-way; thence run North 83 degrees, 11 minutes, 42 seconds West along said right-of-way 386.35 feet to a 3/4" pipe found on the east boundary of said northwest quarter of the northwest quarter and the POINT OF BEGINNING; thence continue North 83 degrees, 11 minutes, 42 seconds West along said right-of-way 272.28 feet; thence run 19 degrees, 20 minutes, 38 seconds West along a right-of-way flair 33.42 feet; thence run South 83 degrees, 11 minutes, 42 seconds East 102.71 feet; thence run North 23 degrees, 07 minutes, 58 seconds East 193.85 feet; thence run North 66 degrees, 52 minutes, 06 seconds West 150.74 feet to a point on the east right-of-way of Alabama Highway 119, a variable-width right-of-way; thence run North 25 degrees, 20 minutes, 17 seconds East along said right-of-way 247.84 feet; thence run South 76 degrees, 48 minutes, 23 seconds East 143.64 feet to a 3/4" pipe found on the east boundary of said northwest quarter of the northwest quarter; thence run South 00 degrees, 28 minutes, 02 seconds West along said east boundary 480.38 feet to the POINT OF BEGINNING.

Said parcel containing 1.99 acres, more or less.

The above description is taken from a survey dated December 19, 2002, prepared by John Michael Hicks, P.L.S., Alabama License No. 15714.

This conveyance is made subject to:

- (a) Ad valorem taxes for 2003 and subsequent years; and
- (b) Title to all minerals, if and to the extent previously reserved, within and underlying the above property, together with all mining rights and other rights, privileges and immunities relating thereto, if and to the extent any such rights, privileges and immunities exist.

For ad valorem tax purposes only, the mailing address of the Grantee is 3500 Eastern Boulevard, Montgomery, Alabama 36116.



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

And the said Grantor, does for himself, his heirs and assigns, covenant with said Grantee, its

successors and assigns, that he is lawfully seized in fee simple of the property conveyed hereby; that the property conveyed is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said Grantee, its successors and assigns; and the Grantor will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of January, 2003.

 (L.S.)
Robert E. Hill

STATE OF ALABAMA)

COUNTY OF Jefferson)

20030210000081030 Pg 2/2 18.00
Shelby Cnty Judge of Probate, AL
02/10/2003 13:02:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Robert E. Hill**, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 27 day of January, 2003.

(SEAL)


Notary Public
My Commission Expires: 3.1.06

This instrument was prepared by:
Jeffrey W. Blitz, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
184 Commerce Street
Montgomery, Alabama 36104
(334) 206-3100
\\2940\Alabaster\Hill\Warranty Deed.doc
2940-289
0125031012

NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.