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Shelby Cnty Judge of Probate, AL
03/05/2008 02:46:28PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Venture Developers, LLC
111-A Owens Parkway
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eleven Thousand and No/100 Dollars ($11,000.00), and other good and valuable consideration, paid to the undersigned grantor, Southern Landmark Development, LLC, an Alabama limited liability company ("Grantor"), by Venture Developers, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This deed is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 26th day of February, 2008.

WITNESSES:

SOUTHERN LANDMARK DEVELOPMENT, LLC

By: _____
Michael L. Wood, as its Manager

By: _____
Roy L. Martin, as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood and Roy L. Martin, whose names as Managers of Southern Landmark Development, LLC, an Alabama limited liability company, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, they, as such Managers and with full authority, executed the same for and on behalf of said limited liability company.

Given under my hand and seal this 26th day of February, 2008.

Notary Public

My Commission Expires: 7/14/2011

Shelby County, AL 03/05/2008
State of Alabama

Deed Tax:$11.00

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EXHIBIT "A"

A parcel of land situated in the Southeast ¼ of the Northeast ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

All that part of the Southeast ¼ of the Northeast ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, lying West of Interstate Highway 65 and East of Fungo Hollow Road (Shelby County Highway 33) all of which is more particularly described as follows: Commence at the Northeast corner of said ¼- ¼ section; thence run West along the North line of same for 19.82 feet to a point on the West right of way line of said Interstate Highway 65, said point being the point of beginning; thence continue West along said ¼- ¼ section line for 704.54 feet to the East right of way line of Fungo Hollow Road (Shelby County Highway 33); thence 63 deg. 59 min. 26 sec. left and run Southwesterly along said right of way line for 54.53 feet to the beginning of a curve to the right, said curve having a radius of 2, 837.68 feet and subtending a central angle of 04 deg. 16 min. 18 sec.; thence run Southwesterly along the arc of said curve for 211.56 feet to the end of said curve, said point being also the beginning of a curve to the right said curve subtending a central angle of 13 deg. 26 min. 00 sec. and having a radius of 1,677.02 feet; thence run Southwesterly along the arc of said curve for 393.19 feet to the end of said curve; said point being also the beginning of a curve to the right, said curve subtending a central angle of 07 deg. 00 min. 40 sec. and having a radius of 2, 443.99 feet; thence run Southwesterly along the arc of said curve and along said right of way line for 299.06 feet to the end of said curve; thence at tangent to said curve Southwesterly along said right of way line for 16.85 feet to a point on the West line of said ¼- ¼ section; thence 51 deg. 15 min. 53 sec. left and run Southerly along said ¼- ¼ section line for 547.27 feet to the Southwest corner of said ¼- ¼ section; thence 89 deg. 06 min. 26 sec. left and run East along the South line of said ¼- ¼ section for 734.79 feet to a point on the Westerly right of way line of Interstate Highway 65; thence 67 deg. 22 min. 19 sec. left and run Northeasterly along said right of way for 819.35 feet; thence 05 deg. 44 min. 44 sec. left and run Northeasterly for 100.52 feet; thence 05 deg. 43 min. 15 sec. right and run Northeasterly along said right of way line for 249.95 feet; thence 05 deg. 33 min. 57 sec. right and run Northeasterly for 100.52 feet; thence 05 deg. 33 min. 57 sec. left and run Northeasterly along said right of way line for 157.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

A parcel of land situated in the Southeast ¼ of the Northeast ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of said ¼- ¼ section, thence run Westerly along the North line of said ¼- ¼ for 19.82 feet to a point in the West right-of-way line of Interstate Highway I-65, said point being the Northeast corner of a boundary survey of an acreage tract by Joseph A. Miller, Jr., dated 5-26-93, thence continue Westerly along the last stated course for 205.00 feet to a point; said point being the Point of Beginning of the parcel herein described; thence continue Westerly along the last described course for 171.90 feet to a point at the Northeast corner of the recorded right-of-way of Dow Street; thence turn 90 deg. left and run Southerly across the end of Dow Street right-of-way for 50.00 feet to the Northeast corner of Lot 31 of Brookhollow 2nd Sector as recorded in Map Book 17, Page 141, in the Probate Office of Shelby County, Alabama; thence turn 19 deg. 00 min. 00 sec. right and run Southwesterly along the East line of said Lot 31 for 115.00 feet to a point; thence turn 19 deg. 52 min. 07 sec. right and run Southwesterly along said Lot 31 East line for 40.16 feet to a point on the right-of-way of Brookhollow Drive; thence turn 38 deg. 52 min. 07 sec. left and run Southwesterly along the East line of Lot 32 of said Brookhollow 2nd Sector for 90.00 feet to a point; thence turn 19 deg. 09 min. 05 sec. left and run Southeasterly along the East line of said Lot 32 for 126.44 feet to a point; thence turn 16 deg. 27 min. 24 sec. right and run Southeasterly along the East line of Lot 37 of said Brookhollow 2nd Sector for 44.01 feet; thence turn 27

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deg. 16 min. 09 sec. right and run Southwesterly along the East line of Lot 38 of said Brookhollow 2nd Sector for 119.56 feet; thence turn 12 deg. 19 min. 28 sec. right and run Southwesterly along the East line of Lot 39 of said Brookhollow 2nd Sector for 98.18 feet; thence continue Southwesterly along the last stated course and along the East line of Lot 40 of said Brookhollow 2nd Sector for 33.28 feet to a point; thence turn 27 deg. 54 min. 04 sec. left and run Southwesterly along said Lot 40 East line for 53.76 feet; thence continue Southwesterly along the last stated course and along the East line of Lot 41 of said Brookhollow 2nd Sector for 72.27 feet; thence turn 26 deg. 07 min. 38 sec. right and run Southwesterly along the East line of Lot 42 of said Brookhollow 2nd Sector for 64.00 feet; thence turn 19 deg. 22 min. 55 sec. right and run Southwesterly along the East line of Lot 43 of said Brookhollow 2nd Sector for 65.40 feet to the most Easterly corner of Lot 44A of the Resurvey of Lot 44 of Brookhollow 2nd Sector as recorded in Map Book 18, Page 86 in the Judge of Probate Office of Shelby County, Alabama; thence turn 11 deg. 37 min. 06 sec. left and run Southwesterly along the East line of Lot 44A of said resurvey of Lot 44 of Brookhollow 2nd Sector for 63.44 feet; thence turn 16 deg. 51min. 46 sec. left and run Southwesterly along the East line of Lot 45 of Brookhollow 1st Sector as recorded in Map Book 17, Page 103 in the Judge of Probate Office of Shelby County, Alabama for 66.08 feet; thence continue Southwesterly along the last stated course and along the East line of Lot 46 of said Brookhollow 1st Sector for 35.91 feet; thence turn 65 deg. 33 min. 55 sec. left and run Southeasterly along the Northeasterly line of Lot 51of said Brookhollow 1st Sector for 110.00 feet; thence turn 79 deg. 22 min. 36 sec. right and run Southwesterly along the Southeasterly line of said Lot 51 for 101.91 feet to a point on the right-of-way line of said Brookhollow Drive, said point being on a curve to the right, said curve subtending a central angle of 90 deg. and having a radius of 40.00 feet; thence run Southeasterly along the arc of said curve and along said right-of-way line for 62.83 feet to the end of said curve, said point being the Northeast corner of Lot 1 of said Brookhollow 1st Sector; thence from tangent of said curve turn 90 deg. left and run Southwesterly along the East line of said Lot 1 for 45.00 feet; thence turn 27 deg. 24 min. 18 sec. right and run Southwesterly along the Easterly line of said Lot 1 for 61.95 feet to the Southeast corner of said Lot 1; said point being on the South line of said Southeast ¼ of the Northeast ¼ of Section 13, Township 20 South, Range 3 West; thence turn 117 deg. 23 min. 31 sec. left and run East along said ¼- ¼ line for 230.19 feet to a point on the Westerly right-of-way line of Interstate Highway I-65; thence turn 67 deg. 22 min. 18 sec. left and run Northeasterly along said right-of-way line for 819.35 feet to an Alabama Department of Transportation Concrete right-of-way monument; thence turn 5 deg. 44 min. 44 sec. left and run Northeasterly along said right-of-way line for 25.52 feet to a point; thence turn 34 deg. 56 min. 33 sec. left and run Northwesterly for 248.63 feet to a point; thence turn 36 deg. 12 min. 21 sec. right and run Northeasterly for 315.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except the property located within map of Brook Hollow, First Sector, as recorded in Map Book 17, Page 103; property located within Map of Brook Hollow, Second Sector, as recorded in Map Book 17, Page 141, and property located in that certain Resurvey recorded in Map Book 18, Page 86 and that certain Resurvey recorded in Map Book 19, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 127, at Page 375, in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed 231, at Page 189, in the Probate Office; (4) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama; (5) Road and Utility Easement as set out in Inst. No. 2000-03227 in the Probate Office; (6) Less and except any portion of subject land lying within any road right of way.

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