

**THIS INSTRUMENT PREPARED BY:**

Matthew W. Grill, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

AWI Properties, LLC  
3000 Highway 11  
Pelham, Alabama 35124  
Attn: Steve Smith

STATE OF ALABAMA     )  
SHELBY COUNTY        )

\$ 1,489,600<sup>00</sup>

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **AWI PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), to **WOOD PROPERTIES, LLC**, an Alabama limited liability company (the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the year 2008.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 242, page 911 in the Probate Office of Shelby County, Alabama (the "Recording Office").
3. Right of way to Shelby County, recorded in Volume 180, page 544, in the Recording Office.
4. Mineral and mining rights and rights incident thereto recorded in Volume 33, page 300; Deed Book 336, page 424 and Deed Book 336, page 426, in the Recording Office.
5. Right of way to Shelby County, recorded in Instrument 20040315000132260 and corrected by Instrument 20040524000273270, in the Recording Office.
6. Easement to Alagasco, as recorded in Instrument 20060808000382620, in the Recording Office.

This Statutory Warranty Deed is executed, subject to the Exceptions, without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein. Except as expressly provided herein, this Property is being sold on an "AS IS," "WHERE IS" basis, and with all faults.

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\$1,275,000<sup>00</sup> of the consideration is being paid  
by a mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed on the 3<sup>rd</sup> day of September, 2008.

WOOD PROPERTIES, LLC,  
an Alabama limited liability company

By: John B. Wood, Jr.  
John B. Wood, Jr.  
Its Member and Manager

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John B. Wood, Jr., whose name as Member and Manager of Wood Properties, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 3<sup>rd</sup> day of September, 2008.

Notary Public  
Notary Public

AFFIX SEAL

My commission expires: 10/17/11



**EXHIBIT A**

(Legal Description)

Part of the SW ¼ of SE ¼ of Section 19 and part of the NW ¼ of the NE ¼ of Section 30, all in Township 20 South, Range 2 West, Shelby County Alabama; being more particularly described as follows:

Beginning at the Northeast corner of the NW¼ of NE ¼ of said Section 30 run in a Westerly direction along the North line of said NW ¼ of NE ¼ for a distance of 47.54 feet; thence turn an angle to the left of 90°31'31" and run in a Southerly direction for a distance of 67.43 feet; thence turn an angle to the right of 90°31'31" and run in a Westerly direction for a distance of 302.25 feet; thence turn an angle to the right of 36°51'13" and run in a Northwesterly direction for a distance of 245.24 feet to a point on the Southeast right of way line of Shelby County Highway #11; thence turn an angle to the right of 90°15'27" and run in a Northeasterly direction along said right of way for a distance of 520.50 feet; thence right 45°02'00" and leaving said right of way run a distance of 29.54 feet; thence right 45°00'00" and run a distance of 50 feet; thence right 19°50'21" and run a distance of 296.46 feet; thence right 32°49'59" and run a distance of 220.00 feet to the point of beginning.

LESS AND EXCEPT the right of way for public road:

A part of the SW ¼ of SE ¼, Section 19, Township 20 South, Range 2 West, identified as Tract No. 20 on Project No. STPBH-7280(600), Shelby County, Alabama and being more fully described as follows:

Commencing at the Southwest corner of said SW ¼ of SE ¼; thence East along the South line of said SW ¼ of SE ¼ a distance of 761.12 feet to the point of intersection with the present Eastern right of way line of CR 11; North 37°05'05" East along said present right of way line for a distance of 337.78 feet to the point of intersection with the required right of way line 40.22 feet right of the CR 11 centerline of Project No. STPBH-7280(600) station 6+00.00 being the point of beginning of the property herein to be described; thence North 39°08'42" East along said present right of way line for a distance of 280.17 feet to the point of intersection with the Grantor's Eastern property line; thence South 76°31'28" West along said property line for a distance of 15.85 feet to the point of intersection with the required right of way line 50.00 feet right of said centerline station 9+80.00; thence South 37°05'05" West along the required right of way line for a distance of 267.75 feet to the point of beginning.

Shelby County, AL 09/04/2008  
State of Alabama

Deed Tax: \$215.00