

**Send Tax Notice To:**  
Calera Crossings, LLC  
Attention: Murray Legg  
2 Office Park Circle  
Suite 110  
Birmingham, Alabama 35223

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**GENERAL WARRANTY DEED**

**THIS IS A GENERAL WARRANTY DEED** executed and delivered this **27<sup>TH</sup>** day of **FEBRUARY**, 2009, by **FIRST FINANCIAL BANK**, an Alabama corporation (hereinafter referred to as "**Grantor**"), to **CALERA CROSSINGS, LLC**, an Alabama limited liability company (hereinafter referred to as "**Grantee**").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Three Million One Hundred Thousand and No/100 Dollars (\$3,100,000.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, that certain real property situated in the City of Calera, Shelby County, Alabama and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2009 and subsequent years;
2. Less and except any portion within the right of way of a public road;
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 99, page 465; Deed Book 203, page 553, in the Probate Office of Shelby County, Alabama;
4. Easement to Alabama Power Company as shown by instrument recorded in Real 224, page 597, in the Probate Office of Shelby County, Alabama;
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 130, page 154; and Deed Book 239, page 212, in the Probate Office of Shelby County, Alabama;

6. 30' Easement as shown on Map Book 36, page 62, in the Probate Office of Shelby County, Alabama;
7. Easement to the City of Calera, recorded in Instrument No. 20040310000121920, in the Probate Office of Shelby County, Alabama;
8. Right of way granted to Alabama Power Company recorded in Deed Book 99, page 465, in the Probate Office of Shelby County, Alabama;
9. The easements as set out in Exhibit "A" herein and in deeds recorded in Instrument No. 20060809000386910, Instrument No. 20030922000637270 and Instrument No. 20070604000257180, in the Probate Office of Shelby County, Alabama; and
10. Pump Station Easement as shown by Map Book 36, page 62, in the Probate Office of Shelby County, Alabama and as shown on the survey by Surveying Solutions, Inc. dated June 9, 2008, as last revised; and
11. That certain easement to use the asphalt drive running along the southern line of Parcel III, as granted by First Financial Bank in favor of Porter Bridge Loan Company, by Statutory Warranty Deed to be recorded simultaneously with the within General Warranty Deed.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor and Grantor's successors and assigns shall warrant and defend the same to said Grantee, its successor and assigns, forever, against the lawful claims of all persons.

(Signature appears on the following page.)

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed by its duly authorized officer on this 27<sup>th</sup> day of FEBRUARY, 2009.

**GRANTOR:**

**FIRST FINANCIAL BANK,**  
an Alabama corporation

By: [Signature]  
Print Name: W. PAUL PROVINCE, JR  
Its: VICE PRESIDENT LENDING

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. Paul Province, Jr, whose name as Vice President Lending of **FIRST FINANCIAL BANK**, an Alabama corporation, is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said General Warranty Deed, he/she, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this the 27<sup>th</sup> day of February 2009.

[Signature]  
Notary Public  
My Commission Expires: 5-24-11

(Notary Seal)

THIS INSTRUMENT PREPARED BY:

Trevor T. Jones  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street,  
Suite 1600, Wachovia Tower  
Birmingham, Alabama 35203-5202



## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL I

[From Mortgage Foreclosure Deed Recorded at Instrument No. 20070604000257170 in the Office of the Judge of Probate of Shelby County, Alabama]

A parcel of land in the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: commence at the SE corner of said Section 33; thence run North along the East section line 774.20 feet; thence turn left 90 degrees 50 minutes and run West 1297.49 feet to the Point of Beginning; thence continue last course 337.24 feet; thence right 94 degrees 25 minutes and run North 528.44 feet to point on the South Right-of-Way of Alabama Highway No. 70 said point being on a clockwise curve having a delta angle of 13 degrees 47 minutes 35 seconds and a radius of 1403.43 feet and a chord of 337.40 feet; thence turn right 85 degrees 41 minutes 49 seconds to the chord and run East along the arc of said curve 337.85 feet; thence turn right 94 degrees 19 minutes 31 seconds from the chord of said curve and run South 527.90 feet to the Point of Beginning; being situated in Shelby County, Alabama.

#### PARCEL II

[From Mortgage Foreclosure Deed Recorded at Instrument No. 20070604000257170 in the Office of the Judge of Probate of Shelby County, Alabama]

A part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, begin at the SE corner of Section 33, Township 21 South, Range 2 West; thence Northerly along the East boundary of said section for 774.20 feet; thence left 90 degrees 50 minutes in a Westerly direction 731.99 feet to the Point of Beginning, being the Southwest corner of the land conveyed to Randy L. Trice in Real Book 49, Page 249 in the probate office; thence continue Westerly along same course 565.50 feet to the Southeast corner of the land conveyed to William and Patricia Lloyd in Inst. #2002-1727 in the probate office; thence Northerly along the East line of said Parcel I for 527.90 feet, more or less, to a point on the South Right-of-Way boundary of Alabama Highway 70; thence Easterly and Southeasterly along said South boundary 570.00 feet, to the Northwest corner of the land conveyed to said Randy L. Trice; thence Southerly along the West line of said Randy L. Trice Parcel 458.00 feet, more or less, to the Point of Beginning; being situated in Shelby County, Alabama.

Less and Except that portion of caption lands sold to the State of Alabama by instrument recorded in Real Record 090, Page 64 in the Probate Office of Shelby County, Alabama.

PARCEL III

[From Mortgage Foreclosure Deed Recorded at Instrument No. 20070604000257180 in the Office of the Judge of Probate of Shelby County, Alabama]

Commencing at the Southeast corner of Section 33, Township 21 South, Range 2 West, thence run North along the East boundary line of said Section 33 a distance of 417.00 feet; thence turn an angle of 88 degrees 19 minutes to the left and run Westerly parallel to the South boundary line of said Section 33 for 2,134.83 feet more or less on the East Right-of-Way line of U. S. Highway 31 for the Point of Beginning of the property herein described (said point being the Northwest corner of the Mayanice Walton property); thence turn an angle of 177 degrees 30 minutes to the right and run Easterly along the North line of said Walton property for 1,067.41 feet; thence turn an angle of 02 degrees 15 minutes to the right and continue Easterly along the North line of said Walton property for 1,066.94 feet to a point on the East boundary line of said Section 33; thence turn an angle of 91 degrees 26 minutes 45 seconds to the left and run Northerly along said East line of said Section 33 a distance of 306.20 feet to an iron pipe; thence turn an angle of 90 degrees 50 minutes to the left and run 2,262.46 feet; more or less, to the East Right-of-Way line of U.S. Highway 31; thence turn an angle of 117 degrees 24 minutes to the left and run along said Right-of-Way 159.11 feet; thence turn an angle of 04 degrees 54 minutes to the right and run along said Right-of-Way 130.39 feet to the Point of Beginning. All being situated in the South  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING PARCELS:

Parcel A

Commence at the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2,079.16 feet to the Point of Beginning; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the Easterly Right-of-Way of U.S. Highway 31; thence North 23 degrees 11 minutes 7 seconds West along said Right-of-Way a distance of 130.39 feet; thence North 27 degrees 0 minutes 43 seconds West along said Right-of-Way a distance 160.85 feet; thence North 89 degrees 58 minutes 13 seconds East and leaving said Right-of-Way a distance of 230.94 feet; thence South 0 degrees 0 minutes 7 seconds East a distance of 263.28 feet to the Point of Beginning;

AND

Parcel B

Commence at a 3 inch capped iron found locally accepted to be the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence run North 01 degrees, 10 minutes, 29 seconds East along the East line of said Section 33 for a distance of 468.18 feet to a 2 inch open top iron found at the point of beginning; thence run North 87 degrees, 44 minutes, 46 seconds West for a distance of 596.15 feet to an iron pin set; thence run North 02 degrees, 33 minutes, 15 seconds East for a distance of 60.00 feet to an iron pin set; thence run North 87



degrees, 44 minutes, 46 seconds West for a distance of 5.69 feet to an iron pin set on a curve to the right, having a central of 87 degrees, 19 minutes, 33 seconds, a radius of 25.00 feet, a chord bearing of North 44 degrees, 04 minutes, 59 seconds West and a chord of 34.52 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 38.10 feet to an iron pin set; thence run North 00 degrees, 25 minutes, 12 seconds West for a distance of 201.30 feet to an iron pin set; thence run South 89 degrees, 37 minutes, 38 seconds East for a distance of 630.47 to an iron pin set on the East line of said Section 33; thence run South 01 degrees, 10 minutes, 29 seconds West along said East line for a distance of 305.67 feet to the point of beginning; said parcel containing 4.20 acres, more or less.

TOGETHER WITH THE FOLLOWING EASEMENTS:

A sign easement 15' x 30", being more particularly described as follows:

Commence at a 3 inch capped iron found locally accepted to be the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence run North 01 degrees, 10 minutes, 29 seconds East along the East line of said Section 33 for a distance of 468.18 feet to a 2 inch open top iron found; thence run North 87 degrees, 44 minutes, 46 seconds West for a distance of 1,067.05 feet to a one half inch rebar found; thence run North 89 degrees, 21 minutes, 49 seconds West for a distance of 805.43 feet to the point of beginning; thence run South 00 degrees, 38 minutes, 11 seconds West for a distance of 15.00 feet to a point; thence run North 89 degrees, 21 minutes, 49 seconds West for a distance of 30.00 feet to a point; thence run North 00 degrees, 38 minutes, 11 seconds East for a distance of 15.00 feet to a point; thence run South 89 degrees, 21 minutes, 49 seconds East for a distance of 30.00 feet to the point of beginning.

AND

A 70 foot Ingress and Egress and Utility Easement more particularly described as follows:

Commence at the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 deg. 48 min. 41 sec. West a distance of 2,079.16 feet to the point of beginning of the Southerly line of a 70 foot Ingress, Egress and Utility Easement lying 70 foot North of and parallel to described line; thence South 89 deg. 59 min. 53 sec. West a distance of 106.56 feet to the Easterly right of way of U.S. Highway 31 and the end of said easement; being situated in Shelby County, Alabama.

Shelby County, AL 03/05/2009  
State of Alabama

Deed Tax: \$3100.00