


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
McConnell, White & Terry
PO Box 530507
Birmingham, AL
35253
0507

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20101104000369520 1/3 \$1707.50
Shelby Cnty Judge of Probate, AL
11/04/2010 10:01:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Million Six Hundred Eighty-Nine Thousand Two Hundred Eighty-Three and 33/100 Dollars (\$1,689,283.33), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Two Riverchase, LLC, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto McConnell, White, Terry Realty & Insurance Co., an Alabama Corporation, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Shelby Misc. Book 13, Page 50 refiled in Birmingham Real 1236, Page 881 and refiled in Bessemer Real 348, Page 837, Amendment No. 1 to Declaration as recorded in Shelby Misc. Book 15, Page 189 refiled in Birmingham Real 1294, Page 30 and refiled in Bessemer Real 348, page 875, further amended by Amendment No. 2 in Shelby Misc. Book 19, Page 633, refiled in Birmingham Real 1437, Page 570 and refiled in Bessemer Real 348, Page 878, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by instrument recorded in Volume 315, Page 790; Volume 322, Page 666; Volume 295, Page 168; Volume 310, Page 595; Volume 252, page 182; Volume 252, Page 184 and Deed Volume 331, Page 507, in the Probate Office of Shelby County, Alabama; (6) Land Use Agreement recorded in Misc. Volume 19, Page 690, in the Probate Office of Shelby County, Alabama. ; (7) Agreement with Alabama Power Company recorded in Misc. Volume 15, Page 401, in the Probate Office of Shelby County, Alabama; (8) Easement recorded in Volume 331, Page 512 in the Probate Office of Shelby County, Alabama; (9) Utility Flood and recreational easement recorded in Volume 311, Page 544 in the Probate Office of Shelby County, Alabama; (10) The rights of upstream and downstream riparian owners with respect to certain lake bordering subject property; (11) Mineral and mining rights and rights incident thereto recorded in Volume 311, Page 544 and Deed Volume 127, Page 140 in the Probate Office of Shelby County, Alabama; (12) Less and except any part of subject property lying within a road right of way; (13) The following matters of survey, as delineated on the survey of Miller, Triplett and Miller Engineers, Inc., dated August 24, 1992: a) encroachment of asphalt payment over 20 foot drainage easements and 20 foot utility easement; (14) Matters involving Riverchase Business Association.

This instrument was executed according to the Articles of Organization and Operating Agreement of the Grantor.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of NOVEMBER, 2010.

Two Riverchase, LLC
By: [Signature]
Its: sole member

Shelby County, AL 11/04/2010
State of Alabama
Deed Tax : \$1689.50

(Notary Acknowledgment on the following page)

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Edgar M. Stover as Sole Member of Two Riverchase, LLC, 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 1 day of NOVEMBER, 2010.



Notary Public

My Commission Expires: 3.1.14



20101104000369520 2/3 \$1707.50
Shelby Cnty Judge of Probate, AL
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Exhibit A



20101104000369520 3/3 \$1707.50
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PARCEL II:

All that certain lot or piece or parcel of land with the buildings and improvements thereon, situate, lying and being in the West 1/2 of the SW 1/4 of Section 19, Township 19 South, Range 2 West, County of Shelby and State of Alabama, bounded and described as follows:

Commence at the Southwest corner of Section 19; thence North along the West line of said Section 1469.50 feet; thence 90°00'00" right 668.74 feet to the Point of Beginning, said point also being on the 422.00 foot contour line of (M.S.L. Datum) of a lake; thence 68°13'06" right 64.19 feet; thence 82°01'19" left 30.00 feet; thence 90°00'00" right 18.00 feet; thence 90°00'00" left 14.00 feet; thence 90°00'00" right 65.00 feet; thence 90°00'00" right 14 feet; thence 90°00'00" left 20.00 feet; thence 93°19'21" right 15.00 feet; thence 87°58'03" left 48.34 feet; thence 22°53'36" right 184.83 feet; thence 69°20'00" right 13.00 feet; thence 49°14'51" left 59.40 feet; thence 40°45'09" left 20.00 feet; thence 90°00'00" right 186.22 feet to the 422.00 foot contour line of (M.S.L. Datum) a lake; thence along said contour line 667 feet, more or less, said contour line being more particularly described by the following traverse line; thence from last stated course 88°26'39" right 70.15 feet; thence 08°38'28" right 81.95 feet; thence 117°48'59" left 52.42 feet; thence 110°16'51" right 62.37 feet; thence 23°22'36" right 68.36 feet; thence 39°46'14" right 59.05 feet; thence 05°18'48" left 143.40 feet; thence 08°27'41" left 128.93 feet to the Point of Beginning.