

STATUTORY WARRANTY DEED

THIS DEED, made and entered into as of the 30th day of June, 2011, by and among **Harbert International, Inc.**, a Delaware corporation, as “Grantor,” and **Alabama Telco Credit Union**, an Alabama corporation, as “Grantee.”

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash, and other good and valuable consideration, this day in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which is hereby expressly acknowledged by the Grantor, the Grantor has this day given, granted bargained, sold, conveyed, and confirmed, and does, by these presents, give, grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Legal Description:

Parcel 3

A tract of land situated in the West ½ of the SE ¼ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the SW ¼ of the SE ¼ of Section 30, Township 19 South, Range 2 West, which is the POINT OF BEGINNING; thence run North 88 deg. 07 min. 17 sec. West along the South line of said ¼ - ¼ section line 1,331.89 feet; thence North 00 deg. 19 min. 25 sec. West 1,477.28 feet to the South right of way line of Valleydale Road; thence North 57 deg. 18 min. 52 sec. East 1,569.98 feet; thence South 00 deg. 26 min. 20 sec. East 2, 368.81 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: A parcel of land situated in the West ½ of the Southeast ¼ of Section 30 Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Southwest, ¼ of the Southeast ¼ of Section 30, Township 19 South, Range 2 West; thence along the East line of said ¼ - ¼ section, North 00 deg. 26 min. 21 sec. West 1067.00 feet along said ¼ - ¼ line to the POINT OF BEGINNING; thence South 57 deg. 21 min. 00 sec. West 909.19 feet; thence North 32 deg. 39 min. 00 sec. West 320.00 feet to the beginning of a curve to the right, said curve having a central angle of 67 deg. 37 min. 00 sec. and a radius of 118.00 feet and length of 139.26 feet; thence North 34 deg. 58 min. 00 sec. East 188.58 feet to the beginning of a curve to the left said curve having a central angle of 23 deg. 06 min. 00 sec. and a radius of 285.00 feet and a length of 114.90 feet; thence North 11 deg. 52 min. 00 sec. East 61.05 feet to the beginning of a curve to the right, said curve having a central angle of 25 deg. 23 min. 00 sec. and a radius of 380.00 feet and a length of 168.35 feet; thence North 37 deg. 15 min. 00 sec. East 61.94 feet to the beginning of a curve to the left, said curve having a central angle of 10 deg. 53 min. 00 sec. and a radius of 965.00 feet and length of 183.30 feet; thence North 26 deg. 22 min. 00 sec. East 161.06 feet to the beginning of a curve to the right, said curve having a central angle of 07 deg. 53 min. 00 sec. and a radius of 732.00 feet and a length of 100.72 feet; thence North 34 deg. 15 min. 00 sec. East 78.34 feet to the beginning of a curve to the left, said curve having a central angle of 09 deg. 15 min. 00 sec. and a radius of 717.00 feet and a length of 115.75 feet; thence North 25 deg. 00 min. 00 sec. East 61.94 feet to the beginning of a curve to the left, said curve having a central angle of 58 deg. 36 min. 00 sec. and a radius of 50.00 feet and a length of 51.14 feet; thence North 33 deg. 36 min. 00 sec. West 13.02 feet to the Southeasterly right of way line of Valleydale Road as of August 6, 1975; thence North 57 deg. 18 min. 52 sec. East along said right of way 127.02 feet; thence South 33 deg. 36 min. 00 sec. East 6.90 feet to the beginning of a curve to the right, said curve having a central angle of 79 deg. 42 min. 00 sec. and a radius of 170.00 feet and a length of 236.47 feet; thence South 46 deg. 06 min. 00 sec. West 84.64 feet to the beginning of a curve to the left, said curve having a central angle of 19 deg. 44 min. 00 sec. and a radius of 667.00 feet and a length of 229.72 feet; thence South 26 deg. 22 min. 00 sec. West 161.06 feet to the beginning of a curve to the right, said curve having a central angle of 10 deg. 53 min. 00 sec. and a radius of 1030.00 feet and a length of 195.65 feet; thence South 37 deg. 15 min. 00 sec. West 61.94 feet to the beginning of a curve to

the left, said curve having a central angle of 25 deg. 23 min. 00 sec. and a radius of 315.00 feet and a length of 139.55 feet; thence South 11 deg. 52 min. 00 sec. West 61.05 feet to the beginning of a curve to the right, said curve having a central angle of 08 deg. 27 min. 48 sec. and a radius of 350.00 feet and a length of 51.70 feet; thence North 57 deg. 21 min. 00 sec. East 865.10 feet to the $\frac{1}{4}$ - $\frac{1}{4}$ line; thence South 00 deg. 26 min. 21 sec. East 573.23 feet along said $\frac{1}{4}$ - $\frac{1}{4}$ line to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

ALSO, LESS AND EXCEPT such portion of the foregoing tract as lies within the present right of way of Valleydale Road a/k/a Shelby County Highway # 17.

ALSO, LESS AND EXCEPT any portion of the real estate conveyed herein which was condemned by the State of Alabama in Civil Action No. CV 77-19, Circuit Court of Shelby County, Alabama, by Order or Decree in Condemnation dated January 29, 1979.

Parcel 4:

All of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, lying West of the West right of way line of Interstate Highway I-65, as presently staked and located on the ground; being situated in Shelby County, Alabama.

LESS AND EXCEPT that part of the above described property included in that certain deed recorded in Probate Office of Shelby County, Alabama, in Deed Book 293 page 320 in the Probate Office.

ALSO, LESS AND EXCEPT those parts of the NE diagonal $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, included in that certain deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 293 page 320, lying east of the proposed west right of way line of Highway I-65, as presently staked and located on the ground. Those parts of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, included in that certain deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 293 page 320, lying east of the proposed west right of way line of Highway I-65, as presently staked and located on the ground.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, the above-described lot or parcel of real property together with any and all, singularly and severally, the rights, privileges, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in any wise appertaining, in fee simple forever, subject, however, to the following:


Parcel 3:

- a) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 13 page 50, Misc. Book 15 page 189, Misc. Book 19 page 526 and Misc. Book 19 page 633 in the Probate Office.
- b) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 94 page 349 in the Probate Office.
- c) Easement(s) agreement as set out and shown by instrument recorded in Deed Book 296 page 293 in regard to water lines with the Pelham Water Works Board in the Probate Office and as shown on that survey by Michael R. Bridges PLS#25650, last dated June 22, 2011, described as project #26677.

Parcel 4:

- a) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 94 page 349 in the Probate Office.

All recording references herein are to records in the Office of the Judge of Probate of Shelby County, Alabama.


20110701000191680 2/3 \$4218.00
Shelby Cnty Judge of Probate, AL
07/01/2011 10:00:03 AM FILED/CERT

IN WITNESS WHEREOF, that the undersigned representatives of **Harbert International, Inc.**, a Delaware corporation, have set their hands and seals as of this the 30th day of June, 2011.

Attest:

S. Perry Given Jr.

Harbert International, Inc.,
a Delaware corporation

Name:

S. Perry Given Jr.

Title:

Assistant Secretary

By:

David A. Boutwell

Name: David A. Boutwell

Title: Vice President & CFO

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David A. Boutwell, as Vice President & CFO of Harbert International, Inc., a Delaware corporation, who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he, as such officer of Harbert International, Inc., a Delaware corporation, and with full authority, executed the same voluntarily as of the day the same bears date.

GIVEN UNDER MY HAND and official seal on this the 28th day of June, 2011.

Kay P. Lucas
Notary Public

Printed Name: KAY P. LUCAS

My Commission Expires: 3/8/2013

This Instrument was prepared by: S. Perry Given, Jr., of Harbert Management Corporation, 2100 Third Avenue North, Suite 600, Birmingham, Alabama 35203, Telephone: 205/987-5677.



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