

Send Tax Notice to:
Battery Row Farm, LLC
2200 Resource Drive
Birmingham, AL 35242

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
King, Drummond & Dabbs, LLC
4000 Eagle Point Corporate Drive
Suite 180
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, CADENCE BANK, NATIONAL ASSOCIATION ("Grantor") does hereby grant, bargain, sell and convey unto BATTERY ROW FARM, LLC, an Alabama limited liability company ("Grantee"), its successors and assigns, the real estate described below, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto, as follows:

Lot 4, according to the Survey of River Oaks, as recorded in Map Book 18, Page 70, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to those items set forth in Exhibit A.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for itself, and the successors and assigns of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, arising by, through, or under Grantor, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the successors and assigns of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons, arising by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal by and through its duly authorized representative this 18th day of November, 2011.

"GRANTOR:"

CADENCE BANK, NATIONAL ASSOCIATION

BY Cindy Bush, VP [SEAL]
Print Name: Cindy Bush, VP
Title: VP Special Assets

20111130000361030 2/3 \$373.00
Shelby Cnty Judge of Probate, AL
11/30/2011 10:56:08 AM FILED/CERT

EXHIBIT A

This conveyance is made subject to the following:

Ad valorem taxes for the 2012 tax year and subsequent years, not yet due and payable.

Flood rights, other easements or interest owned by Alabama Power Company, including rights in Civil Case Number CA 66-769, Lis Pendens Book 4, page 381, in the Probate Office of Shelby County, Alabama.

Public easements as shown by recorded plat, including 60 foot private road easement on the Northerly side of lot.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Easement to Alabama Power Company recorded in Instrument 1996-14488, Instrument 2000-11857, Instrument 1994-34821 and Instrument 1995-12829, in the aforesaid Probate Office.

Subject to existing rights of way for public roads, utility line, easements and restrictions of record, if any.

20111130000361030 3/3 \$373.00
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STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cindy Bush, whose name as VP of Cadence Bank, National Association, 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, she as such _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 2011.

Carol L. Marks
Notary Public

[AFFIX SEAL]

My Commission Expires: 10-6-14