

This Instrument Was Prepared By: 1228
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Matterhorn
Rt 1 Box 32
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-TWO THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$22,500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, THOMAS O. SMITH, III, as guardian of Aileen Pope, with full power and authority to execute this Deed as set out in that certain "Order Approving Private Sale" executed by Robert R. Armstrong, Jr., Circuit Judge on the 12th day of December, 1984, Case No. CV-84-271, in the Circuit Court for Shelby County, Alabama, which said Order is recorded simultaneously with this Deed (herein referred to as GRANTOR, whether one or more), does herewith grant, bargain, sell and convey unto MATTERHORN FARMS and MATTERHORN GENETICS, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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Commence at the Northwest corner of a lot in the Town of Wilsonville, Alabama, formerly known as the J. H. Pennington lot, and run thence in a Northeasterly direction along the East line of the Old Montgomery Public Road 123 feet to the point of beginning; thence continue in a Northeasterly direction along said East line of said Old Montgomery Public Road a distance of 90 feet; thence run Southeasterly along the south or southwest line of the Paul Smith lot a distance of 210 feet; thence run Southwesterly parallel with the East line of said Old Montgomery Road, a distance of 90 feet; thence run in a Northwesterly direction a distance of 210 feet to the point of beginning, being a part of the NW 1/4 of the NW 1/4 of Section 6, Township 21, Range 2 East; being situated in Shelby County, Alabama.
SUBJECT TO: Right of way and easements of record.

Aileen Pope, the Grantor herein (through her legal guardian) is one and the same person as Aileen E. Pope, the incompetent made the subject of the Order Approving Private Sale recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of December, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC 31 AM 8:14
JUDGE OF PROBATE
STATE OF ALABAMA)
SHELBY COUNTY)
AILEEN POPE, AN INCOMPETENT,
BY AND THROUGH HER LEGAL GUARDIAN
THOMAS O. SMITH, III
By: Thomas O. Smith, III (SEAL)
2600

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas O. Smith, III, whose name as legal Guardian of Aileen Pope, an incompetent, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such legal Guardian and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 1984.

(NOTARIAL SEAL)

Notary Public

Cahoon Title