

1.1 million

The property conveyed does not constitute the homestead of Grantor.

This instrument prepared by:

Michael J. Brandt, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:

BBK Company, L.L.C.  
P.O. Box 530910  
Birmingham, AL 35203

**WARRANTY DEED**

09/10/1998-35342  
09:43 AM CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

SHELBY COUNTY JUDGE, DE PROBATE  
006 CRH 1122.00

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) to the undersigned grantor, **JAMES K. V. RATLIFF JR.**, a married man, **WILLIAM A. RATLIFF**, a married man and **R. BRYAN RATLIFF**, a married man (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **BBK COMPANY, L.L.C.**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

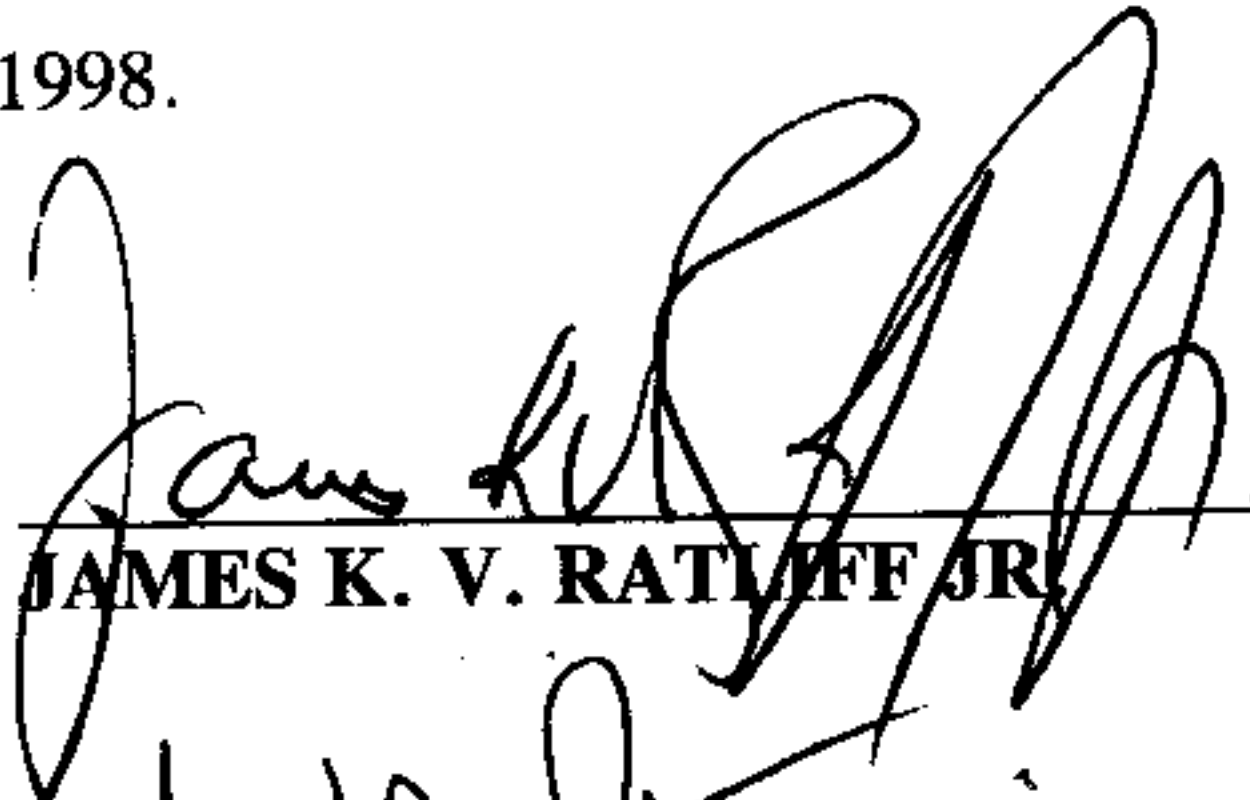
**TO HAVE AND TO HOLD** to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that

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GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, it successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, JAMES K. V. RATLIFF JR., WILLIAM A. RATLIFF and R. BRYAN RATLIFF, GRANTOR, has caused its duly authorized officers to hereunto set their signatures, this the 9<sup>th</sup> day of September, 1998.

  
JAMES K. V. RATLIFF JR.

  
WILLIAM A. RATLIFF

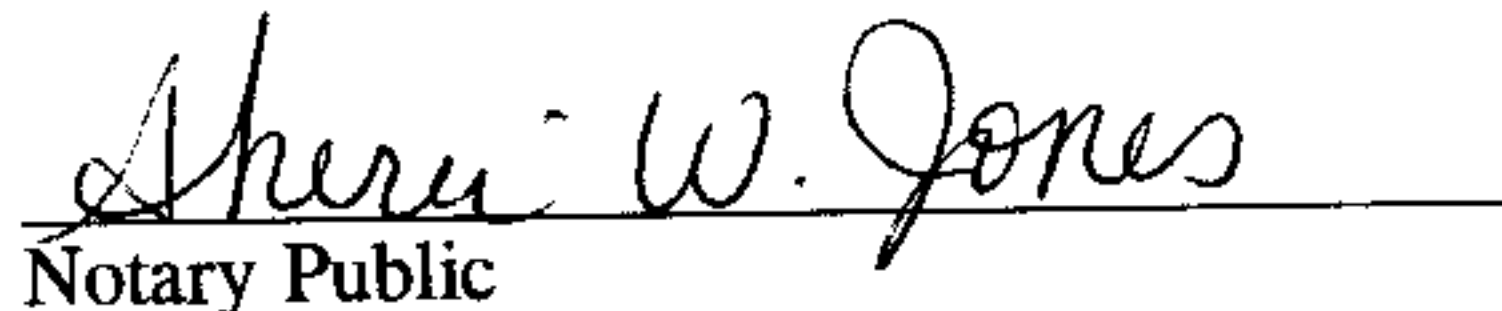
  
R. BRYAN RATLIFF

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James K. V. Ratliff Jr., an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of September 1998.

  
Notary Public

My Commission Expires: 1/4/02

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that William A. Ratliff, an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of September, 1998.

Sheri W. Jones  
Notary Public

My Commission Expires: 1/4/02

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that R. Bryan Ratliff, an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of September, 1998.

Sheri W. Jones  
Notary Public

My Commission Expires: 1/4/02

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4 1/4 Section a distance of 1342.80 feet to the Southeast corner of said 1/4 1/4 Section; thence turn an interior angle of  $179^{\circ}50'10''$  and run to the right in a Southerly direction along the East line of the Southeast 1/4 of the Northwest 1/4 of said Section a distance of 1015.58 feet to a point on the North right-of-way line of U.S. Highway 280; thence turn an interior angle of  $83^{\circ}19'00''$  to the tangent of a curve running to the left in Westerly direction and along said right-of-way line, having a central angle of  $8^{\circ}12'00''$ , a radius of 2537.34 feet, an arc distance of 363.14 feet, a distance of 363.14 feet to a point; thence turn an interior angle of  $98^{\circ}32'30''$  to the tangent of the last described curve and run to the right in a Northwesterly direction a distance of 430.91 feet to a point; thence turn an interior angle of  $170^{\circ}07'00''$  and run to the right in a Northwesterly direction a distance of 574.15 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section; thence turn an interior angle of  $269^{\circ}55'50''$  and run to the left in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 668.98 feet to a point; thence turn an interior angle of  $89^{\circ}52'20''$  and run to the right in a Northerly direction a distance of 449.00 feet to a point; thence turn an interior angle of  $270^{\circ}00'00''$  and run to the left in a Westerly direction a distance of 210.00 feet to a point on the West line of said 1/4 1/4 Section; thence turn an interior angle of  $90^{\circ}00'00''$  and run to the right in a Northerly direction along said West line a distance of 880.75 feet to the Northwest corner of said 1/4 1/4 Section; thence turn an interior angle of  $184^{\circ}35'20''$  and run to the left in a Northwesterly direction a distance of 1411.71 feet to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 19 South, Range 1 East; thence turn an interior angle of  $82^{\circ}19'30''$  and run to the right in an Easterly direction a distance of 1303.21 feet to the Northeast corner of said 1/4 1/4 Section; thence turn an interior angle of  $98^{\circ}30'20''$  and run to the right in a Southeasterly direction a distance of 1327.47 feet to the point of beginning of the herein described parcel; containing 88.80 acres, more or less.

"Continued"



## LEGAL DESCRIPTION

### PARCEL 2

Part of the NE-1/4 of the NW-1/4 of Section 24, Township 19 South, Range 1 East more particularly described as follows: Begin at the southwest corner of said 1/4-1/4 section and run north along the west line thereof 449.47 feet, thence turn an angle to the right of 90 degrees and run east 210 feet; thence turn an angle to the right of 90 degrees and run south 449 feet to the south line of said 1/4-1/4 section; thence turn an angle to the right of 89 degrees 52 minutes 20 seconds and run west along the 1/4-1/4 section line 210 feet to the point of beginning. Situated in Shelby County, Alabama.

2.16 acres

### PARCEL 3

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction and along the North line of said 1/4-1/4 section a distance of 210.00 feet to the point of beginning; thence continue in the same Easterly direction a distance of 334.14 feet to a point; thence turn an interior angle of 89 degrees 41 minutes 30 seconds and run to the right and in a Southerly direction a distance of 569.92 feet to a point; thence turn an interior angle of 99 degrees 45 minutes 50 seconds and run to the right and in a Southwesterly direction of a distance of 337.02 feet to a point; thence turn an interior angle of 80 degrees 25 minutes 10 seconds and run to the right and in a Northerly direction a distance of 625.28 feet, more or less, to the point of beginning of the herein described parcel; containing 4.571 Acres.

"Continued"

# LEGAL DESCRIPTION

## PARCEL 4

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 544.14 feet to the point of beginning of the herein described parcel; thence continue in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 334.14 feet to a point; thence turn an interior angle of 90 degrees 08 minutes 40 seconds and run to the right in a Southerly direction a distance of 571.03 feet to a point; thence turn an interior angle of 89 degrees 40 minutes 00 seconds and run to the right and in a westerly direction a distance of 338.64 feet to a point; thence turn an interior angle of 89 degrees 52 minutes 50 seconds and run to the right and run in a Northerly direction a distance of 569.92 feet, more or less, to the point of beginning of the herein described parcel; containing 4.405 Acres.

## PARCEL 5

A part of the NE 1/4 of NW 1/4, NW 1/4 of NE 1/4, SW 1/4 of NE 1/4, Section 5 Township 20 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: commence at the NW corner of the said NW 1/4 of the NE 1/4 and run N89°08'W along the North section line of said section 641.62 feet; thence left 90°21'45" southerly 891.63 feet to the point of beginning of said tract; thence continue along the last described course 446.38 feet; thence left 89°31'45" easterly 656.30 feet; thence right 89°21'30" southerly 334.83 feet; thence left 89°20' easterly 1143.30 feet to the westerly right-of-way of a Chert Road; said road being in a curve to the left having a central angle of 33°22' and a radius of 457.13 feet; thence left 84°50' tangent to said curve and continue northerly along arc of curve 269.67 feet to the point of tangent; thence continue N27°12'W 85.48 feet to the point of a curve to the right, having a central angle of 9°55' and a radius of 595.0 feet; thence continue northerly along arc of said curve 102.98 feet to the point of tangent; thence continue N17°17'W 373.19 feet; thence left 71°44'30" westerly 1556.83 feet to the point of beginning.

(Haverhill)

Together with all the rights, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions, and encumbrances of record.

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