

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Charles D. Harrell and B. Wayne Hall

P.O. Box 1808
Perham, AL 35124-5808

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-24132

06/09/1999-24132
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 17.00

Limited Liability Company Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred and Fifty Thousand Dollars and 00/100 (\$150,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged **PRODUCTION PROPERTIES, L.L.C., a limited liability corporation** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **CHARLES D. HARRELL, a married man, B. WAYNE HALL, a married man,** (herein referred to as Grantees, whether one or more), in fee simple, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 6-B, according to a Resurvey of Lot 6, Airpark Industrial Complex, as recorded in Map Book 24, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

AND GRANTOR HEREIN DOES FURTHER GRANT, BARGAIN SELL AND CONVEY unto the Grantee an unrestricted easement for ingress and egress and right-of-way for the benefit of the said Lot 6B upon and across the following described property of Grantor, to-wit:

That certain paved road known as Airpark Court which is situated contiguous to the south side of Lot 6A according to a Resurvey of Lot 6, Airpark Industrial Complex,

as recorded in Map Book 24, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. The said Airpark Court runs in a Northwesterly and Westerly direction from Airpark Industrial Road and is parallel to and contiguous to the south border of the said Lot 6A.

The easement, rights and privileges herein granted shall be perpetual and shall run with the said Lot 6B and shall remain in force until released by the Grantee. The Grantee shall contribute ratably with the adjoining property owners using the easement to the cost of any materials and labor used in the repair and maintenance thereof.

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Building setback line of 50 feet reserved from Airpark Industrial Road along as shown by plat.
3. Easement as shown by recorded plat, including 20 feet along the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 265 page 628 and Inst. #1998-14779 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 page 486 and Deed Book 165 page 122 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 97 in Probate Office.
7. 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 Real 352 page 818 and Real 352 page 805 in Probate Office.
8. Release(s) of damages as set out in instrument(s) recorded in Real 352 page 818; Real 352 page 805 and Inst. #1998-14779 in Probate Office
9. All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.
10. Right(s)-of-Way(s) granted to South & North Alabama Railroad by instrument(s) recorded in Deed Book 41 page 42 in Probate Office.
11. Restrictions, limitations and conditions as set out in Map book 19 page 116 and Map Book 24 page 103.
12. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

NOTE: THE ENTIRE CONSIDERATION STATED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

NOTE: THIS DEED HAS BEEN EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT AND THE SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD unto the said Grantee her, their successors and assigns, personal representatives, and heirs, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, including, but not limited to, the easement granted herein, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June, 1999.

Production Properties, L.L.C.


By: HUGH JOHNSON
Its: Member

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that HUGH JOHNSON, whose name as Manager of Production Properties, L.L.C., a limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of June, 1999.



Notary Public

My Commission Expires: 5/21/03

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