

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by the Grantee herein, the receipt and sufficient of which is hereby acknowledged, Mildred V. Green, an unmarried individual as to her undivided 80% interest, Melinda Volentine Green Powers, a married individual as to her undivided 1 1/3% interest, John William Powers, III, a married individual as to his undivided 1 1/3% interest, Prescott Lanford Powers, a married individual as to his undivided 1 1/3% interest, Carolyn Myatt Green Satterfield, a married individual as to her undivided 1 1/3% interest, William Hughes Satterfield, a married individual as to his undivided 1 1/3% interest, Carolyn Myatt Green Satterfield, as custodian for William Hughes Satterfield, Jr., under the Uniform Transfers to Minors Act of the State of Alabama, a unmarried individual as to his undivided 1 1/3% interest, Carolyn Myatt Green Satterfield, as custodian for Caroline Green Satterfield, under the Uniform Transfers to Minors Act of the State of Alabama, an unmarried individual as to her undivided 1 1/3% interest, Maurice Oliver Volentine Green, a married individual as to his undivided 1 1/3% interest, Annette Elizabeth Smith Green, a married individual as to her undivided 1 1/3% interest, Maurice Oliver Volentine Green, as custodian for Alexander Volentine Green, under the Uniform Transfers to Minors Act of the State of Alabama, an unmarried individual as to his undivided 1 1/3% interest, Maurice Oliver Volentine Green, as custodian for Andrew Mackenzie Green, under

jjk\mgreen\sale\genwarr.ded3 10/15/99

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SHELBY COUNTY JUDGE OF PROBATE  
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Inst # 1999-42907

the Uniform Transfers to Minors Act of the State of Alabama, an married individual as to his undivided 1 1/3% interest, Hubert Myatt Green, an unmarried individual as to his undivided 1 1/3% interest, Hubert Myatt Green, as custodian for Patrick Myatt Green, under the Uniform Transfers to Minors Act of the State of Alabama, an unmarried individual as to his undivided 1 1/3% interest, Hubert Myatt Green, as custodian for James Thomas Green, under the Uniform Transfers to Minors Act of the State of Alabama, an unmarried individual as to his undivided 1 1/3% interest, and Hubert Myatt Green, Jr., an unmarried individual as to his undivided 1 1/3% interest, (hereinafter referred to as "Grantors") do by these present, sell, grant, bargain and convey unto GREENHILL LLC, (hereinafter referred to as "Grantee"), the real estate (the "Premises") situated in Shelby County, Alabama, which is attached hereto on Exhibit "A" and incorporated herein by reference. As a result of this Deed, Grantee shall own 100% of the Premises conveyed and Grantors shall have no ownership rights or interests in the same: Subject to:

1. Taxes for the current year and subsequent years not yet due and payable;
2. Mineral and mining rights not owned by Grantor;
3. Easements and restrictions of record;
4. Present zoning classification of C-2 in the City of Hoover; and
5. Those matters listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, To the said Grantee, its successors and assigns forever.

The property herein conveyed is not the homestead of the Grantors.

And said Grantors do for themselves, their heirs, personal representatives, successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of 100% interest in said Premises, that said Premises are free from all encumbrances unless otherwise noted herein, that they have a good right to sell and convey

the same as aforesaid, and that they will, and their heirs, personal representatives, successors and assigns shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

Four Hundred Thousand and No/100 Dollars (\$400,000.00) of the consideration for this Deed is being financed by a Promissory Note and secured by a mortgage executed and filed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature this the

15<sup>th</sup> day of October, 1999.

Mildred V. Green  
MILDRED V. GREEN

STATE OF TN )

DAVIDSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Mildred V. Green, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 1999.

Julie Meeks  
My Commission Expires: My Commission Expires MAY 26, 2002

Melinda Volentine Green Powers  
MELINDA VOLENTINE GREEN POWERS

STATE OF Connecticut )

Windham COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify That Melinda Volentine Green Powers, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of October, 1999.

Susan M. Lalumiere

Notary Public

My Commission Expires: \_\_\_\_\_

SUSAN M. LALUMIERE

**NOTARY PUBLIC**

MY COMMISSION EXPIRES FEB. 28, 2003

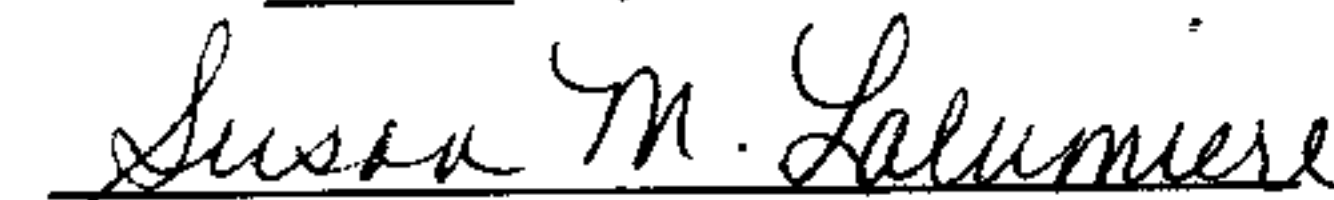
  
JOHN WILLIAM POWERS, III

STATE OF Connecticut )

Windham COUNTY )

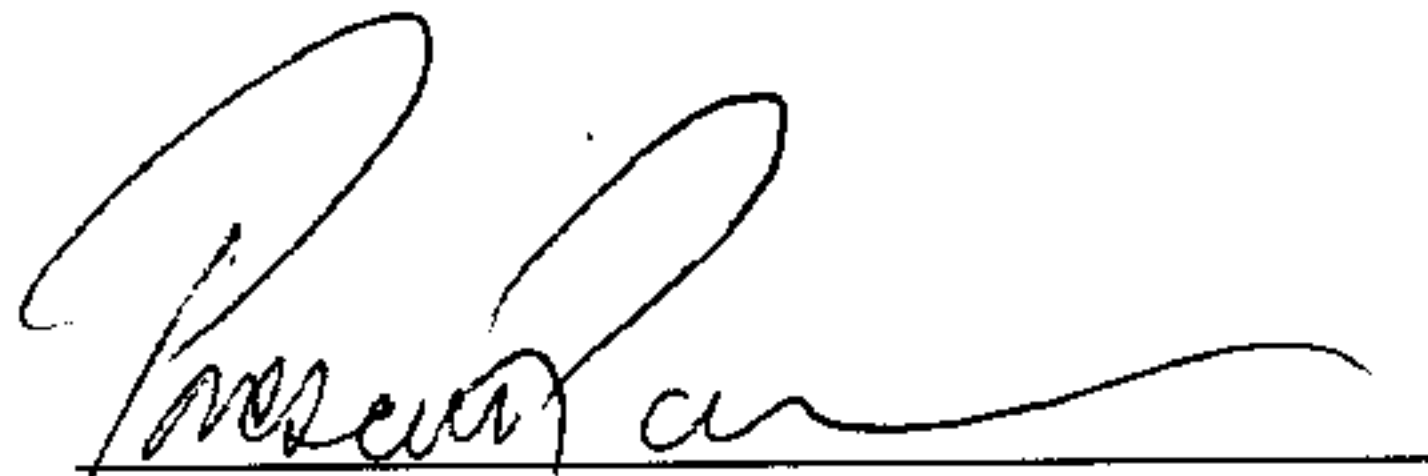
I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that John William Powers, III, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he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

Given under my hand and official seal this 12<sup>th</sup> day of October, 1999.

  
Notary Public

SUSAN M. LALUMIERE  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES FEB. 28, 2003

My Commission Expires: \_\_\_\_\_

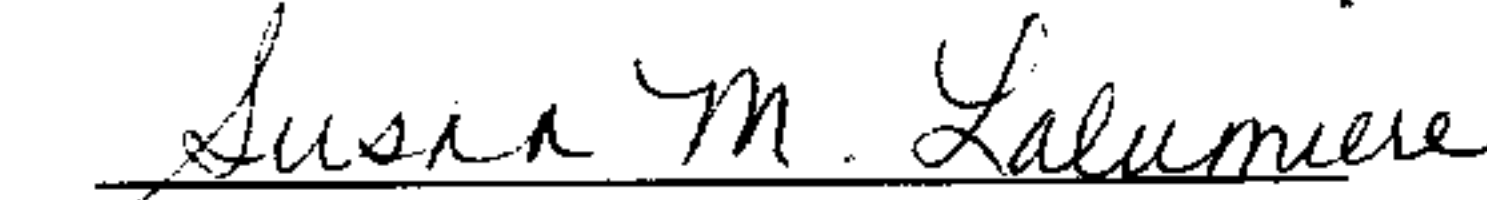
  
PRESCOTT LANFORD POWERS

STATE OF Connecticut )

Windham COUNTY )

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

Given under my hand and official seal this 12<sup>th</sup> day of October, 1999.

  
Notary Public

My Commission Expires: \_\_\_\_\_ **SUSAN M. LALUMIERE**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES FEB. 28, 2003



Carolyn Myatt Green Satterfield  
CAROLYN MYATT GREEN SATTERFIELD

STATE OF Alabama )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify That Carolyn Myatt Green Satterfield, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of October, 1999.

Lenita H. Malone  
Notary Public  
My Commission Expires October 15, 2000.  
My Commission Expires: \_\_\_\_\_



William Hughes Satterfield  
WILLIAM HUGHES SATTERFIELD

STATE OF ALABAMA )

Jefferson COUNTY )

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

Given under my hand and official seal this 14<sup>th</sup> day of October, 1999.

Anna Fay Shaw  
Notary Public

My Commission Expires: June 30, 2001

Carolyn Myatt Green Satterfield  
CAROLYN MYATT GREEN SATTERFIELD

as custodian for William Hughes  
Satterfield, Jr., under the Uniform  
Transfers to Minors Act of the State of Alabama

STATE OF Alabama )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Carolyn Myatt Green Satterfield as custodian for William Hughes Satterfield, Jr., under the Uniform Transfers to Minors Act of the State of Alabama, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of October, 1999.

Reida H. Malone  
Notary Public  
My Commission Expires October 15, 2000.

My Commission Expires: \_\_\_\_\_

Carolyn Myatt Green Satterfield  
CAROLYN MYATT GREEN SATTERFIELD

as custodian for Caroline Green  
Satterfield, under the Uniform Transfers  
to Minors Act of the State of Alabama

STATE OF Alabama )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify That Carolyn Myatt Green Satterfield as custodian for Caroline Green Satterfield, under the Uniform Transfers to Minors Act of the State of Alabama, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of October, 1999.

Senita H. Malone  
Notary Public

**My Commission Expires October 15, 2000.**  
My Commission Expires: \_\_\_\_\_

Maurice Oliver Volentine Green  
MAURICE OLIVER VOLENTINE GREEN

STATE OF TN )

DAVIDSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify That Maurice Oliver Volentine Green, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 1999.

Julie Marks  
Notary Public

My Commission Expires:                      My Commission Expires MAY 26, 2002

Annette Elizabeth Smith Green  
ANNETTE ELIZABETH SMITH GREEN

STATE OF TN )

DAVIDSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Annette Elizabeth Smith Green whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 1999.

Julie Meeks  
Notary Public

My Commission Expires MAY 26, 2002

My Commission Expires: \_\_\_\_\_

Maurice Oliver Volentine Green

MAURICE OLIVER VOLENTINE GREEN,  
as custodian for Alexander Volentine  
Green, under the Uniform Transfers to Minors  
Act of the State of Alabama

STATE OF TN )

DAVIDSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify That Maurice Oliver Volentine Green, as custodian for Alexander Volentine Green, under the Uniform Transfers to Minors Act of the State of Alabama, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 1999.

Julie Melks  
Notary Public

My Commission Expires: My Commission Expires MAY 26, 2002

Maurice Oliver Volentine Green

MAURICE OLIVER VOLENTINE GREEN,

as custodian for Andrew McKenzie

Green, under the Uniform Transfers to

Minors Act of the State of Alabama

STATE OF TN )

DAVIDSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify That Maurice Oliver Volentine Green, as custodian for Andrew McKenzie Green, under the Uniform Transfers to Minors Act of the State of Alabama, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 1999.

Julie M. McKee  
Notary Public

My Commission Expires: \_\_\_\_\_ My Commission Expires MAY 26, 2002



Hubert Myatt Green  
HUBERT MYATT GREEN

STATE OF Florida )

Bay COUNTY )

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

Given under my hand and official seal this 11 day of October, 1999.

Melanie Michelle Bland  
Notary Public



My Commission Expires: \_\_\_\_\_

Hubert Myatt Green  
HUBERT MYATT GREEN, as custodian  
for Patrick Myatt Green, under the  
Uniform Transfers to Minors Act of the  
State of Alabama

STATE OF Florida )  
Bay COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Hubert Myatt Green, as custodian for Patrick Myatt Green, under the Uniform Transfers to Minors Act of the State of Alabama, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of October, 1999.



Melanie Michelle Bland  
My Commission CC685101  
Expires October 2, 2001

Melanie Michelle Bland  
Notary Public

My Commission Expires: \_\_\_\_\_

Hubert Myatt Green  
HUBERT MYATT GREEN, as custodian  
For James Thomas Green, under the  
Uniform Transfers to Minors Act of the  
State of Alabama

STATE OF Florida )

Bay COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Hubert Myatt Green, as custodian for James Thomas Green, under the Uniform Transfers to Minors Act of the State of Alabama, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of October, 1999.

Melanie Michelle Bland  
Notary Public



My Commission Expires: \_\_\_\_\_

attached hereto on Exhibit "A" and incorporated herein by reference. As a result of this Deed, Grantee shall own 100% of the Real Estate conveyed and Grantors shall have no ownership rights or interests in the same: Subject to:

1. Taxes for the current year and subsequent years not yet due and payable;
2. Mineral and mining rights not owned by Grantor;
3. Easements and restrictions of record;
4. Existing leases and advance escrow deposits, which are transferred to Grantee, subject to present management, rental commission, agreements or service contracts;
5. Prevent zoning classification of H-2 in Shelby County; and
6. Those matters listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, To the said Grantee, its successors and assigns forever.

The property herein conveyed is not the homestead of the Grantors.

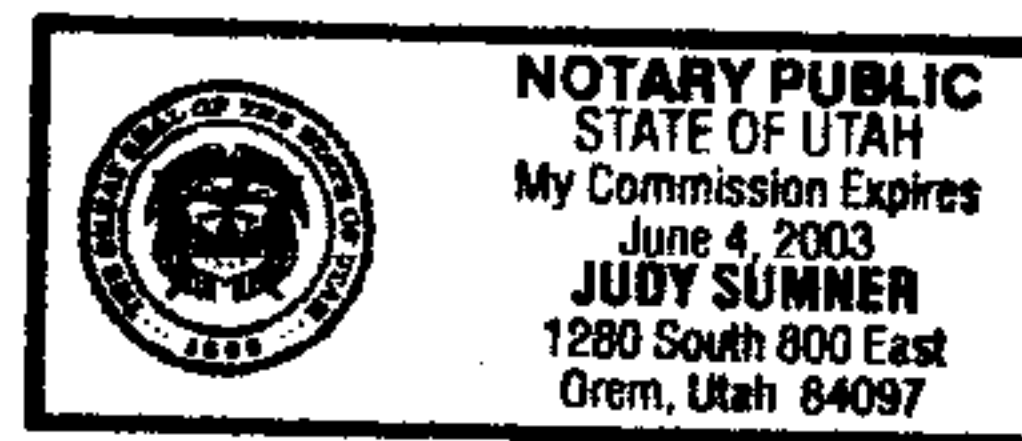
And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises is free from all encumbrances unless otherwise noted herein, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature this the

8<sup>th</sup> day of October, 1999.

Hubert Myatt Green II  
HUBERT MYATT GREEN II

*(Signature of Hubert Myatt Green II)*  
BY Hubert Myatt Green II  
NOTARY PUBLIC  
ON THIS 8<sup>th</sup> DAY OF Oct. 1999  
SUBSCRIBED AND SWORN/AFFIRMED TO BEFORE ME  
( ) COUNTY OF UTAH  
( ) STATE OF UTAH



Prepared by:

Jack J. Kubiszyn, Esq.

Leitman, Siegal & Payne, P.C.

600 North 20<sup>th</sup> Street, Suite 400

Birmingham, Alabama 35203

Send Tax Notice to:

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## EXHIBIT A

### PARCEL I

A parcel of land situated in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Begin at the Southeast corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said section and run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 1344.00 feet to the Northeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence  $129^{\circ} 37'$  to the left in a Southwesterly direction a distance of 447.55 feet to the Easternmost corner of Lot 1, Heatherbrooke Office Park Resurvey, as recorded in Map Book 23, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama; thence continue along the last described course and along a Southeasterly property line of said Lot 1 a distance of 382.03 feet to a point; thence  $0^{\circ} 14' 28''$  to the right in a Southwesterly direction along a Southeasterly property line of said Lot 1 a distance of 411.00 feet to a point; thence  $72^{\circ} 57' 52''$  to the left in a Southeasterly direction along the property boundary of said Lot 1 a distance of 128.29 feet to a point on a curve to the right having a radius of 670.14 feet and a central angle of  $2^{\circ} 17' 39''$ ; thence  $87^{\circ} 21' 32''$  to the left (angle measured to tangent) in a Northeasterly direction along the arc of said curve a distance of 26.83 feet to a point; thence  $90^{\circ} 00'$  to the right (angle measured to tangent) in a Southeasterly direction a distance of 60.00 feet to a point on a curve to the right having a radius of 610.14 feet and a central angle of  $18^{\circ} 38' 19''$ ; thence  $90^{\circ} 00'$  to the left (angle measured to tangent) in a Northeasterly direction along the arc of said curve a distance of 198.48 feet to the P.R.C. (point of reverse curve) of a curve to the left having a radius of 319.43 feet and a central angle of  $25^{\circ} 30' 50''$ ; thence in a Northeasterly direction along the arc of said curve a distance of 142.24 feet to a point; thence  $114^{\circ} 13' 54''$  to the right (angle measured to tangent) in a Southerly direction a distance of 117.17 feet to a point; thence  $82^{\circ} 08' 06''$  to the left in a Southeasterly direction a distance of 65.46 feet to a point; thence  $70^{\circ} 37' 13''$  to the left in a Northeasterly direction a distance of 61.84 feet to a point; thence  $99^{\circ} 29' 07''$  to the right in a Southeasterly direction a distance of 57.08 feet to a point; thence  $19^{\circ} 26' 40''$  to the right in a Southeasterly direction a distance of 73.28 feet to a point; thence  $0^{\circ} 38' 40''$  to the right in a Southeasterly direction a distance of 81.94 feet to a point; thence  $25^{\circ} 42' 01''$  to the left in a Southeasterly direction a distance of 50.71 feet to a point; thence  $24^{\circ} 37' 55''$  to the right in a Southeasterly direction a distance of 94.93 feet to a point; thence  $17^{\circ} 49' 50''$  to the right in a Southeasterly direction a distance of 52.74 feet to a point; thence  $74^{\circ} 12' 26''$  to the right in a Southwesterly direction a distance of 83.74 feet to a point on the South line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 West; thence  $145^{\circ} 18' 42''$  to the left in an Easterly direction along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 263.33 feet to the point of beginning.

**PARCEL II**

A 20 Foot Force Main Easement as recorded in Instrument #1999-32576 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 36, Township 18 South, Range 2 West and run in a Westerly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 251.69 feet to the Point of Beginning of the centerline of the 20 foot easement herein described. Thence  $62^{\circ} 53' 55''$  to the left in a Southwesterly direction along said centerline a distance of 396.07 feet more or less to a point 10 feet North of the Northeasterly Right-of-way line of U.S. Highway No. 280 (said centerline lies 10 feet Southeast of and parallel with the Southeast line of Lot 2, Andress Survey as recorded in Map Book 18, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama); thence  $90^{\circ} 05' 04''$  to the left along said centerline and 10 feet Northeast of and parallel with the Northeasterly Right-of-way line of said U.S. Highway No. 280 a distance of 115.5 feet more or less to the center of an existing sanitary sewer manhole, said point being the Point of Ending of the centerline of the 20 foot easement herein described.



**EXHIBIT "B"**

**EXCEPTIONS**

1. Taxes, assessments or dues from the local district for the year 2000, and subsequent years.
2. Permit to Alabama Power as recorded in Deed Book 182, Page 51, amended in Deed Book 270, Page 819 and Deed Book 285, Page 93.
3. Right of way to Alabama Power as recorded in Book 105, Page 855.
4. Easement for ingress and egress as recorded in Book 66, page 142 and re-recorded in Book 184, Page 240.
5. Easement for roadway, slope and signage as recorded in Instrument #1996-00974.

Inst # 1999-42907

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SHELBY COUNTY JUDGE OF PROBATE

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