

Consideration \$561,875.<sup>00</sup>

SEND TAX NOTICE TO:

Nottingham, LLC  
c/o Larry Clayton  
Post Office Box 723  
Helena, Alabama 35080

STATE OF ALABAMA )  
SHELBY COUNTY )

### GENERAL WARRANTY DEED

**THIS IS A GENERAL WARRANTY DEED** executed and delivered by **Oak Mountain Business Park, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **Nottingham, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the Grantee the real estate described in **Exhibit A** attached hereto and located in Shelby County, Alabama (the "Property"),

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to ad valorem taxes.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns, forever.

The Grantor does for itself, and its successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances unless otherwise noted above, that the Grantor has a good right to sell and convey the same as aforesaid, that the Grantor and the Grantor's successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.


The sole member of Grantor, Creed Development, LLC, has directed Grantor to convey the Property directly to Grantee, as a convenience to the parties, although it is understood that Grantor

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is distributing the Property to Creed Development, LLC, which is in turn contributing the Property to Grantee.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed on the date stated below, and delivered as of March 20, 2000.


**OAK MOUNTAIN BUSINESS PARK, LLC**

By:   
Its: Larry Clayton  
Manager

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Clayton, whose name as Manager of Oak Mountain Business Park, LLC, an Alabama limited liability company, 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 the foregoing conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this 20 day of March, 2000.

  
NOTARY PUBLIC  
My Commission Expires: Jan 29, 2001

## EXHIBIT "A"

### Property Description

#### Parcel I:

A parcel of land situated in the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 5, Township 22 South, Range 2 West, County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 22 South, Range 2 West, said point also being the point of beginning; thence South 02 degrees, 48 minutes, 37 seconds East a distance of 538.54 feet; thence South 00 degrees, 50 minutes, 34 seconds West a distance of 132.85 feet; thence South 01 degree, 48 minutes, 06 seconds East a distance of 244.30 feet; thence South 01 degree, 46 minutes, 51 seconds East a distance of 202.06 feet; thence North 76 degrees, 18 minutes, 35 seconds West a distance of 597.93 feet; thence North 76 degrees, 09 minutes, 43 seconds West a distance of 158.68 feet to a point lying on the Easterly right-of-way line of Shelby County Road #12 (80 foot R.O.W.); thence South 00 degrees, 38 minutes, 07 seconds East and along said right-of-way line a distance of 66.99 feet (map); thence South 02 degrees, 26 minutes, 36 seconds East and continuing along said right-of-way line a distance of 250.31 feet (250.40 feet map); thence South 87 degrees, 30 minutes, 18 seconds East and leaving said right-of-way line a distance of 373.43 feet; thence South 86 degrees, 20 minutes, 06 seconds East a distance of 356.91 feet; thence South 06 degrees, 52 minutes, 50 seconds East a distance of 40.78 feet; thence South 89 degrees, 48 minutes, 06 seconds East a distance of 509.75 feet; thence South 88 degrees, 19 minutes, 56 seconds East a distance of 601.18 feet; thence South 89 degrees, 00 minutes 23 seconds East a distance of 236.93 feet to the Southeast Corner of the said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence North 02 degrees, 13 minutes, 33 seconds West along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1,322.36 to the Northeast Corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence North 88 degrees, 30 minutes, 27 seconds West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1,345.37 feet to the Northwest Corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, and the point of beginning.

#### Parcel II:

The West 40 feet of the NE  $\frac{1}{4}$  lying north of County Road #22 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; to be used for an easement for ingress and egress.

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03/23/2000-09322

3 12:04 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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