

Send Tax Notice To:
BBC Realty, LLC
2 Riverchase Office Park, Suite 204
Birmingham, Alabama 35244

This Instrument prepared by:
Guy V. Martin, Jr., Esq.
Martin, Rawson & Woosley, P.C.
2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

Inst # 2001-15027

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, VALLEYDALE PROFESSIONAL PARK, LLC, an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto BBC REALTY, LLC, an Alabama limited liability company ("Grantee"), and its successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.


This conveyance is subject to matters shown in the title policy accepted by Grantee.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for itself, and for the successors and assigns of Grantor covenant with the said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 17th day of April, 2001.

"GRANTOR:"

VALLEYDALE PROFESSIONAL PARK, LLC, an Alabama limited liability company

By:  [SEAL]
Name: Michael D Green
Its: Member

1
04/18/2001-15027
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 17.00

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael D. Green, whose name as Member of Valleydale Professional Park, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer 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 and official seal this 17th day of April, 2001.

 Diana H. Roberts
Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Dec 5, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT A

Lot 1, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama.

Parcel II:

Together with a permanent easement over Lot 2, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama, which easement is granted for the purpose of ingress and egress and the running of utilities to the property conveyed herein, and which easement is in the location shown on the plat for "Valleydale Professional Park" as the "Access Easement" lying along the eastern edge of said Lot 2, and which easement is 60.08' wide along its southwestern boundary, and 60.18' along its northeastern boundary. The aforesaid easement is perpetual and appurtenant to the property conveyed herein.

BBC

Inst # 2001-15027

04/18/2001-15027
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 17.00