

Value
\$10,000.00

This Instrument was prepared by:
Brian T. Williams, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Al. 35217

Send tax notice to:
R & D No. 1, LLC
2575 Comanche Drive
Birmingham, AL 35244



20020828000411510 Pg 1/5 33.00
Shelby Cnty Judge of Probate, AL
08/28/2002 11:01:00 FILED/CERTIFIED

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of One and No/100 Dollars (\$1.00) to the undersigned **James F. Davies, a married man, and Michael H. Robertson, a married man**, (herein referred to as "GRANTORS") in hand paid by **R & D No. 1, LLC**, an Alabama limited liability company, (herein referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel I:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet to the point of beginning; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Westerly right of way line of Old Highway 280; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in an Easterly direction for a distance of 240.00 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly direction for a distance of 104.74 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 175.98 feet to the point of beginning.

Parcel IA:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the right of 90 degrees, 11 minutes, 00 seconds and run in an Easterly direction for a distance of 174.98 feet to the point of beginning; thence turn a deflection angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction for a distance of 104.74 feet; thence

turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction for a distance of 235.17 feet; thence turn a deflection angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southerly direction for a distance of 104.50 feet; thence turn a deflection angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction for a distance of 242.29 feet to the point of beginning.

Parcel II:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line for a distance of 164.74 feet to the point of beginning; thence continue last described course for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Southerly direction for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in a Westerly direction for a distance of 220.00 feet to the point of beginning.

Parcel III:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction for a distance of 234.74 feet to the point of beginning; thence continue last described course for a distance of 95.42 feet to the point of commencement of a curve to the left, having a central angle of 1 degree, 20 minutes, 48 seconds and a radius of 2,321.41 feet; thence run in a Northerly direction along the arc of said curve for a distance of 54.56 feet; thence turn an interior angle to the left of 93 degrees, 31 minutes, 08 seconds from the chord of said curve and run in an Easterly direction for a distance of 200.36 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly

direction for a distance of 150.00 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 200.00 feet to the point of beginning.

Parcel IV:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; and run in a Northerly direction along the Westerly line of said quarter-quarter section 330.00 feet; thence turn an angle to the left 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line 104.74 feet to the point of beginning; thence continue along last described course 60.00 feet; thence turn an angle to the right 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction 220.00 feet; thence turn an angle to the left 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction 70.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 20.00 feet; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction 150.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 200.36 feet to a point on a curve to the left of the Easterly right of way line of Old Highway 280; said curve having a central angle of 3 degrees, 23 minutes, 14 seconds and a radius of 2,321.41 feet; thence turn an angle to the right 91 degrees, 09 minutes, 06 seconds to the chord of said curve and run along the arc of said curve in a Northerly direction for a distance of 137.24 feet; thence turn an angle to the right of 89 degrees, 15 minutes, 23 seconds from the chord of said curve and run in an Easterly direction 414.38 feet; thence turn an angle to the right 58 degrees, 19 minutes, 54 seconds and run in a Southeasterly direction 128.59 feet; thence turn an angle to the left 3 degrees, 45 minutes, 23 seconds and run Southeasterly 50.00 feet; thence turn an angle to the left 14 degrees, 00 minutes, 00 seconds and run Southeasterly 50.00 feet; thence turn an angle to the right 14 degrees, 31 minutes, 00 seconds and run Southeasterly 35.00 feet; thence turn an angle to the right 10 degrees, 00 minutes, 00 seconds and run Southeasterly 43.00 feet; thence turn an angle to the left 05 degrees, 00 minutes, 00 seconds and run Southeasterly 30.00 feet; thence turn an angle to the right 25 degrees, 00 minutes, 00 seconds and run in a Southerly direction 40.00 feet; thence turn an angle to the right 13 degrees, 00 minutes, 00 seconds and run in a Southerly direction 60.00 feet; thence turn an angle to the right 16 degrees, 00 minutes, 00 seconds and run in a

Southwesterly direction 40.25 feet; thence turn an angle to the left 114 degrees, 30 minutes, 00 seconds and run in an Easterly direction 115.79 feet; thence turn an angle to the right 89 degrees, 49 minutes, 00 seconds and run in a Southerly direction 104.50 feet; thence turn an angle to the right 90 degrees, 11 minutes, 00 seconds and run in a Westerly direction 239.94 feet; thence turn an angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction 104.50 feet; thence turn an angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction 475.17 feet to the point of beginning.

This property is conveyed subject to the following:

- (1) Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on, and under subject property.
- (2) General and special taxes or assessments for 2002 and subsequent years not yet due and payable.
- (3) Rights claimed under the gas and oil mining lease recorded in Deed Book 68, Page 383, transferred by transfer recorded in Deed Book 68, Page 570 and extended in Deed Book 76, Page 270, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 70; Deed Book 109, Page 71 and Deed Book 136, Page 364, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Right of Way granted to Shelby County as recorded in Deed Book 95, Page 503.
- (6) Less and except any part of subject property lying within the right of way of a public road.
- (7) Easement for ingress and egress and utilities set out in Book 320, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.
- (8) Maintenance Agreement recorded in Instrument #1996-12346 as assigned in Instrument #1996-12351, in the Office of the Judge of Probate of Shelby County, Alabama.
- (9) Assignment of Rents and Leases recorded in Instrument Number 1999-39808, Shelby County.
- (10) Any mortgage or lien placed on the property by James F. Davies or Michael H. Robertson.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

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

And said Grantors do for themselves and for their heirs, executors and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will,

and their heirs, executors 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, Grantors have hereunto set their signatures and seals this the 27th day of August, 2002.

James F. Davies
James F. Davies

Michael H. Robertson
Michael H. Robertson

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Davies, a married man, and Michael H. Robertson, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of August, 2002.

Mary Paulette Johnson
Notary Public

[SEAL]

My commission expires:
7/22/05