

WARRANTY DEED

✓ This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
GNC, LLC
PO Box 1010
Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One million one hundred seventy five thousand fifteen and 85/100 (\$1,175,015.85)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Harry D. Ruffin, Jr., a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GNC, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

This property does not constitute the homestead of the grantor nor his spouse.

Mineral and mining rights excepted.

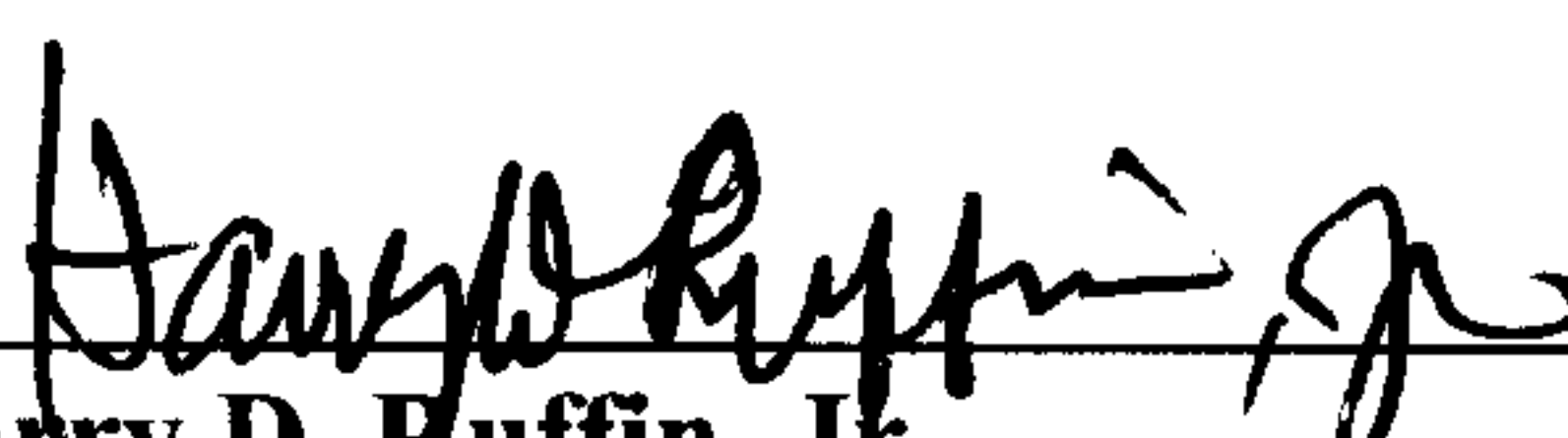
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$1,175,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of November, 2003.


Harry D. Ruffin, Jr.

STATE OF ALABAMA COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harry D. Ruffin, Jr., a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of November, 2003.

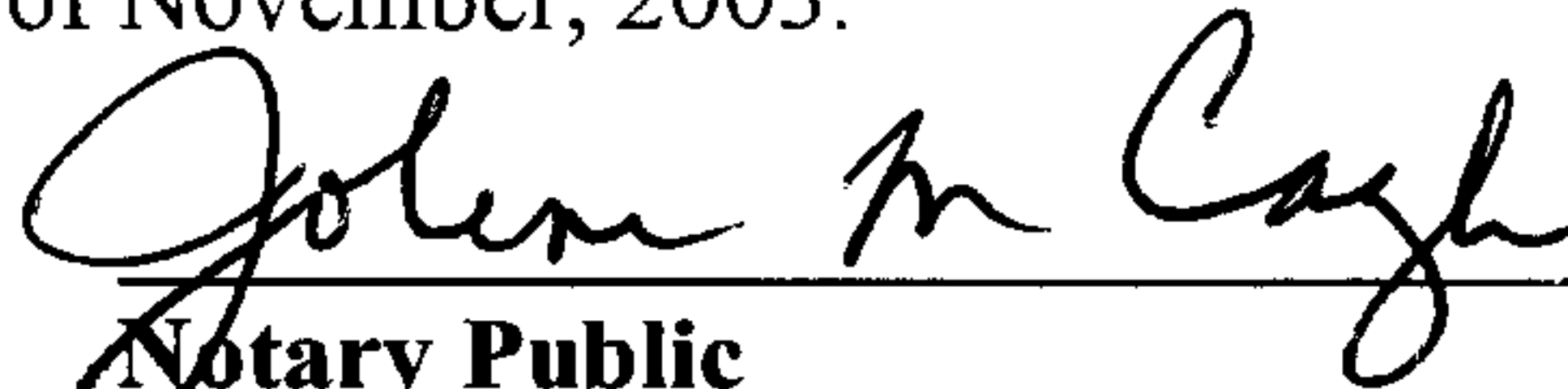

Notary Public
My Commission Expires: 2-14-2006

Exhibit A

LEGAL DESCRIPTION

PARCEL ONE:

A parcel of land being the West 1/2 of NW 1/4 of Section 35, Township 21 South, Range 3 West, being situated in Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 deg. 23 min. 04 sec. West along the North line of said Section 35 a distance of 1391.49 feet; thence South 02 deg. 18 min. 17 sec. East a distance of 2585.96 feet; thence South 88 deg. 59 min. 56 sec. East a distance of 478.29 feet; thence South 87 deg. 53 min. 52 sec. East a distance of 810.85 feet to the SW corner of Lot 4 of Hidden Lake Estates as recorded in Map Book 26, page 8; thence North 00 deg. 06 min. 31 sec. West along the West line of said Lot 4 a distance of 803.80 feet to the common corner of Lots 3 and 4 of Hidden Lake Estates; thence North 00 deg. 02 min. 08 sec. West a distance of 478.62 feet to the NW corner of Lot 3 and the accepted NW corner of the SE 1/4 of the NW 1/4 of said Section 35 according to Hidden Lake Estates, as recorded in Map Book 26, Page 8; thence North 88 deg. 13 min. 54 sec. East a distance of 57.00 feet to the accepted SW corner of the NE 1/4 of the NW 1/4 of said section 35 according to Oakdale Estates as recorded in Map Book 5, page 98; thence North 00 deg. 05 min. 42 sec. East a distance of 195.70 feet to the NW corner of Lot 18 of Oakdale Estates; thence North 02 deg. 45 min. 54 sec. West along the West boundary of Monte Tierra as recorded in Map Book 5, page 114 and the West boundary of Monte Tierra 1st Addition as recorded in Map Book 6, page 93 a distance of 1182.72 feet to the POINT OF BEGINNING.