

**THIS INSTRUMENT PREPARED BY:**

Thomas C. Clark, III, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Shelby Land Partners, LLC  
Four Riverchase Ridge  
Birmingham, Alabama 35244  
Attn: James A. Jackson

STATE OF ALABAMA )  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

250,000<sup>00</sup>  
RE

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Bobbie Jean Cohill**, a married woman (the "Grantor"), does hereby grant, bargain, sell and convey unto **Shelby Land Partners, LLC**, an Alabama limited liability company, a 50% undivided interest, and to **3165 Investments, LLC**, an Alabama limited liability company, a 50% undivided interest, as tenants in common, and their successors and assigns (hereinafter collectively referred to as the "Grantee"), in that certain real property (the "Property") lying and being situated in Shelby County, Alabama and more particularly described as follows:

See Exhibit A attached hereto

**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year, a lien not yet due and payable.
2. Right of Way to Shelby County as recorded in Deed Book 166, page 308; Deed Book 216, page 142; Deed Book 274, page 419 and Deed Book 184, page 476.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 207, page 676; Deed Book 207, page 677; Deed Book 210, page 114; Deed Book 210, page 121; Deed Book 210, page 123; Deed Book 210, page 125; Deed Book 218, page 651; Deed Book 218, page 656; Deed Book 207, page 669; Deed Book 48, page 617; Deed Book 145, page 297; Deed Book 138, page 57; Deed Book 220, page 39; Deed Book 220, page 39 and Deed Book 130, page 89.

The Property conveyed by this General Warranty Deed does not constitute the homestead of the Grantor.

And the Grantor, for the Grantor, and her heirs and assigns, covenants with the Grantee, and its successors and assigns, that the Grantor is lawfully seized in fee simple of said property; that said property is free from all encumbrances except for the Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; that no party other than the Grantor is in possession of all or any portion of the Property under any unrecorded leases, tenancy at will or otherwise; and that the Grantor, and her heirs and assigns, shall warrant and defend the same to the Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed on the 14<sup>th</sup> day of May, 2004.

WITNESS:

[Signature]  
[Signature]

[Signature]  
Bobbie Jean Cohill

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bobbie Jean Cohill, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of May, 2004.

[Signature]  
Notary Public

AFFIX SEAL

My commission expires: 7/20/2005

**EXHIBIT A**

**(Description of Property)**

**Beginning at a point 35 feet, more or less, North of an iron marker in a rock pile at the Southeast corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and run Westerly parallel to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 105.0 feet, more or less; thence run Northerly parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 136.2 feet; thence run Westerly parallel to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 105.0 feet; thence run Northerly parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 273.8 feet; thence run Easterly parallel to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 210.0 feet to a point on the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence run Southerly along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 410.0 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**