

STATE OF ALABAMA)
JEFFERSON COUNTY)

20041210000676110 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/10/2004 10:29:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE DOLLAR to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SUNSHINE, LLC an Alabama Limited Liability Company** (GRANTOR) does grant, bargain, sell and convey unto **C & C PROPERTIES, LLC. an Alabama Limited Liability** (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE REAL PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES

SUBJECT TO:

1. TAXES DUE OCTOBER 1, 2005, AND THEREAFTER.
2. EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
3. MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.
4. ANY APPLICABLE ZONING ORDINANCES.
5. SAID PROPERTY CONVEYED BY THIS INSTRUMENT IS HEREBY SUBJECTED TO THE DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (BUSINESS), RECORDED IN MISCELLANEOUS BOOK 13, BEGINNING AT PAGE 50, AS AMENDED BY AMENDMENT NO. 1 RECORDED IN MISCELLANEOUS BOOK 15, BEGINNING AT PAGE 189, AS FURTHER AMENDED BY AMENDMENT NO. 2 RECORDED IN MISCELLANEOUS BOOK 19, BEGINNING AT PAGE 633, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.
6. SAID PROPERTY CONVEYED BY THIS INSTRUMENT IS HEREBY RESTRICTED TO USE AS OFFICE AND WAREHOUSE WITH DENSITY NOT TO EXCEED 60 PERCENT AS DEFINED IN THE RIVERCHASE ARCHITECTURAL COMMITTEE DEVELOPMENT CRITERIA FOR PLANNED LIGHT INDUSTRIAL DISTRICT OF RIVERCHASE, DATED APRIL 11, 1980, UNLESS A CHANGE IN USE IS AUTHORIZED PURSUANT TO THE RIVERCHASE BUSINESS COVENANTS, AS DESCRIBED IN PARAGRAPH 5 ABOVE, SAID RESTRICTION TO BE EFFECTIVE FOR THE SAME PERIOD OF TIME AS THE RIVERCHASE BUSINESS COVENANTS.
7. SAID PROPERTY CONVEYED BY THIS INSTRUMENT IS HEREBY SUBJECTED TO THAT CERTAIN LAND USE AGREEMENT BETWEEN THE HARBERT-EQUITABLE JOINT VENTURE AND BLUE CROSS AND BLUE SHIELD OF ALABAMA, RECORDED IN MISCELLANEOUS BOOK 19, BEGINNING AT PAGE 690, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA,
8. GRANTEE HAS MADE ITS OWN INDEPENDENT INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, AND IS TAKING THE PROPERTY "AS IS" AND BASED SOLELY UPON AND IN RELIANCE UPON SUCH INSPECTION AND INVESTIGATIONS OF THE PROEPRTY. GRANTOR MAKES NO REPRESENTATION, WARRANTY OR AGREEMENT CONCERNING THE CONDITIONS OF THE PROPERTY, THE SOIL OR THE SUB-SOIL. GRANTEE, FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, WAIVES ALL CLAIMS, PRESENT AND FUTURE, AGAINST GRANTOR BASED UPON OR IN CONNECTION WITH THE CONDITION OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO UDERGROUND MINES, TUNNELS, OR SINKHOLES, AND HEREBY RELEASES GRANTOR FROM ANY LIABILITY WHATSOEVER WITH RESPECT THERETO.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 19 day of NOVEMBER, 2004.

**SUNSHINE, LLC, an Alabama
Limited Liability Company**


R. WAYNE LAGLE, ITS MEMBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **R. WAYNE LAGLE** whose name as Member of **SUNSHINE, 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 the instrument, he as such Member executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 19 day of NOVEMBER, 2004


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR., P.C.
2100 SOUTHBRIDGE PKWY, #638
BIRMINGHAM, ALABAMA 35209
205 879 3400

SEND TAX NOTICE TO:
C & C PROPERTIES, LLC
P.O. BOX 148
RYLAND, AL 35767

EXHIBIT "A"

Part of the South ½ of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of Lot 1, Snap-On Tools Addition to Riverchase, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 14, Page 1 run in a Northerly direction along the West line of said Lot 1 for a distance of 200.35 feet to an existing iron rebar; thence turn an angle to the left of 93 degrees, 11 minutes, 44 seconds and run in a Westerly direction for a distance of 47.0 feet to an existing iron rebar; thence turn an angle to the right of 93 degrees, 11 minutes, 44 seconds and run in a Northerly direction for a distance of 191.0 feet to an existing iron rebar; thence turn an angle to the left of 93 degrees, 11 minutes, 44 seconds and run in a Westerly direction for a distance of 160.23 feet to an existing iron pin; thence turn an angle to the left of 97 degrees, 46 minutes, 23 seconds and run in a Southeasterly direction for a distance of 356.18 feet to an existing iron rebar being on a curve, said curve being concave in a Southerly direction and having a deflection of 2 degrees, 47 minutes, 46 seconds and a radius of 815.03 feet and being the North right of way line of Parkway Lake Drive; thence turn an angle to the left and run in an Easterly direction along the Northerly right of way line of Parkway Lake Drive and along the arc of said curve for a distance of 79.55 feet to the point of ending of said curve; thence run in an Easterly direction along the North right of way line of said Parkway Lake Drive for a distance of 62.98 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

C & C PROPERTIES, LLC