THIS INSTRUMENT PREPARED BY: BØARDMAN, CARR, WEED & HUTCHESON, P.C. 400 BOARDMAN DRIVE CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS: Honea Properties, LLC 4818 Caldwell Mill Lane Birmingham, Alabama 35242

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Two Thousand and 00/100 (\$602,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Charles F. Gerald and Jeanette R. Gerald, husband and wife, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Honea Properties, LLC, a limited liability company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Shelby Cnty Judge of Probate, AL 06/13/2005 08:59:04AM FILED/CERT

20050613000288100 1/2 \$89.00

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$527,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of June, 2005.

Charles & Genole

Jeanette R. Gerald

STATE OF ALABAMA COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles F. Gerald and Jeanette R. Gerald, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of June, 2005.

My Commission Expires: 8/16/16

Shelby County, AL 06/13/2005

State of Alabama

Deed Tax: \$75.00

20050613000288100 2/2 \$89.00 Shelby Cnty Judge of Probate, AL 06/13/2005 08:59:04AM FILED/CERT

## Exhibit A Legal Description

## PARCEL I:

A parcel of land in the Southeast Quarter of Section 35, Township 19 South, Range 1 East, being a part of the same land described in a deed to Charles F. and Jeanette R. Gerald, recorded in Instrument Number 1998/39731 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 35, said point being in Muddy Prong Creek; thence N 89°50'09" W, along the North line of said sixteenth section a distance of 66.90 feet to a point; thence N 89°50'09" W, along the North line of said Sixteenth Section a distance of 1305.63 feet to a 1/" rebar, with a cap stamped "S. Wheeler CA 0502", found; thence along the following courses and distances described in a court case, Richardson vs. Casewell, Case No. 4907, and the remains of an old fence, S 03°55'24" W, a distance of 341.32 feet; S 01°38'24" W, a distance of 317.00 feet; S 02°31'10" W, a distance of 224.12 feet; S 01°07'10" W, a distance of 201.58 feet; S 00°11'14" E, a distance of 132.00 feet; S 01°56'50" E, a distance of 913.23 feet, to the South line of Section 35; thence S 89°49'20" E, along the South line of Section 35, a distance of 1384.32 feet to a 3" pipe, found at the Southeast corner of Section 35; thence N 01°04'34" W, along a fence that angles to the west of the true East of Section 35, a distance of 1051.54 feet, to a %" rebar, found; thence N 01°04'34" W, along said fence, a distance of 1221.17 feet to a %" rebar, with a cap stamped "S. Wheeler CA 0502"; thence S 88°55'27" W, a distance of 30.00 feet to a 1/" rebar, with a cap stamped "S. Wheeler CA 0502"; thence N 01°04'34" W, a distance of 111.23 feet to point of beginning.

## PARCEL II:

A parcel of land in the East half of Section 34, Township 19 South, Range 1 East, being a part of the same land described in a deed to Charles F. and Jeanette R. Gerald recorded in Instrument Number 1998-039731 of the Real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a 1/1" rebar set, with a cap stamped "S. Wheeler CA 0502" on the East half mile corner of said Section 34; thence N 89°50'09" W, along the South line of the Northeast quarter of Section 34, a distance of 2233.74 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502" on the South right of way of the Rock School Road; thence along a curve to the left, in said right of way having a radius of 1949.79 feet and a chord bearing of N 68°52'23" E, and arc length of 182.60 feet to a point; thence N 66°11°24' E, along said right of way, a distance of 633.8 feet to a point; thence along a curve, to the right, in said right of way, having a radius of 1105.92 feet and a chord bearing of N 85°26'24" E and arc length of 743.12 feet to a point, on the end of the record road easement; thence N 14°41'24" e, a distance of 22.49 feet, to a point; thence S 73°56'13" E, along the South edge of a prescriptive use easement for the Rock School Road, a distance of 439.8 feet to a point; thence S 76°49'46" E, along said easement line, a distance of 171.67 feet to a point; thence S 76°49'46" E, along said easement line, a distance of 171.67 feet to a point; thence S 84°39'09" E, along said easement line, a distance of 161.15 feet to a 1/4" rebar set, with a cap stamped "S. Wheeler CA 0502", on the East line of Section 34; thence S 00°11'14" E a distance of 231.96 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land in the East half of Section 34, Township 19 South, Range 1 East, more particularly described as follows:

Beginning at a 3" pipe found at the Southeast corner of said Section 34; thence N 00°11'14" W, along the East line of said Section, a distance of 1063.08 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 34; thence N 00°11'14" W, along the East line of said Section, a distance of 1317.00 feet to the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 34; thence N 00°11'14" W, along the East line of said Section, a distance of 231.96 feet to a point on the South right of way of Rock School Road; thence N 79°31'47" W, along said right of way, a distance of 41.40 feet to a 1½" pipe, found; thence S 88°16'01" W, along said right of way, a distance of 30.00 feet to a ½" rebar, set with a cap stamped "Wheeler CA0502"; thence S 01°04'33" E, along part of an old fence, a distance of 349.66 feet to a ½" rebar, set with a cap stamped "Wheeler CA0502"; thence N 88°55'27" E, a distance of 30.00 feet to a ½" rebar, set with a cap stamped "Wheeler CA 0502", in an old fence; thence S 01°04'34" E, along said fence, a distance of 1221.17 feet to a ½" rebar, found; thence S 01°04'34" E, along said fence, a distance of 1051.84 feet to the point of beginning.