

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Adair Properties, LLC
2549 Altadena Forest Circle
Birmingham, AL 35243

CORPORATE GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine Thousand Two Hundred Fifty Two and 01/100 Dollars (\$189,252.01) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, THE GARRETT FAMILY TREE, INC., (herein referred to as GRANTOR) does grant, bargain, sell and convey unto ADAIR PROPERTIES, L.L.C., (herein referred to as GRANTEE) , the following described real estate situated in Jefferson County, Alabama:

See attached Exhibit "A"

All of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein

And it does for itself and for its successors and assigns covenant with said GRANTEES, their successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

20050617000300710 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/17/2005 12:14:52PM FILED/CERT

Dated this the 14th day of June, 2005.




THE GARRETT FAMILY TREE, INC.
BY: CHARLES OLIVE, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that CHARLES OLIVE, as President of THE GARRETT FAMILY TREE, INC., whose name is signed to the foregoing conveyance on behalf of THE GARRETT FAMILY TREE, INC., and who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of June, 2005.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2005



20050617000300710 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/17/2005 12:14:52PM FILED/CERT

EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22 and in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, all in Township 18 South, Range 2 East, Shelby County, Alabama, containing 123.67 acres, more or less, and being more particularly described as follows:

Beginning at a 5/8" rebar representing the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22; thence run S 88 deg. 33 min. 06 sec. East along the monumented South line of the Southeast $\frac{1}{4}$ of the Southeast of said Section 22 for 630.64 feet to a 5/8" rebar; thence run North 02 deg. 17 min. 11 sec. East for 1,403.89 feet to a 5/8" rebar; thence run South 87 deg. 08 min. 53 sec. East for 703.22 feet to a 1/2" rebar representing the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22; thence run North 02 deg. 09 min. 20 sec. East along the monumented East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22 for 156.60 feet to a 1/2" rebar in concrete; thence run North 57 deg. 24 min. 51 sec. East 803.82 feet to a 1" iron in concrete; thence run South 89 deg. 11 min. 12 sec. East for 902.68 feet to a 1" pipe in concrete on the West right-of-way of Shelby County Road No. 59 (80 foot Right-of-way assessed); thence run along the West right-of-way of said road in an undefined curve to the right, on a chord bearing North 41 deg. 30 min. 56 sec. East for a chord distance 165.51 feet to the point of intersection with the West right-of-way of Shelby County Road No. 57 (80 foot right-of-way assessed); thence run along the West right-of-way of said County Road No. 57 in an undefined curve to the right on a chord bearing North 14 deg. 13 min. 52 sec. East for a chord distance of 477.01 feet to a 5/8" rebar; thence run North 85 deg. 35 min. 16 sec. West along the monumented North line of the Southwest $\frac{1}{4}$ of said Section 23 for 1,167.26 feet to a 1-1/2" iron; thence run North 84 deg. 07 min. 20 sec. West along the monumented North line of the Southwest $\frac{1}{4}$ of said Section 23 an along the monumented North line of the Southeast $\frac{1}{4}$ of said Section 22 for 1,824.20 feet to an iron in a rock pile representing the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22; thence run South 00 deg. 04 min. 55 sec. West along the monumented West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22 for 1,378.95 feet to a rock pile representing the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22; thence run North 89 deg. 18 min. 39 sec. West along the monumented North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22 for 1,350.11 feet to a rock pile representing the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22; thence run South 04 deg. 00 min. 31 sec. West along the monumented West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22 for 1,308.61 feet to a rock pile representing the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22; thence run South 84 deg. 14 min. 04 sec. East along the monumented South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22 for 1,226.56 feet to the point of beginning, situated in the Office of the Judge of Probate in Shelby County, Alabama; Being situated in Shelby County, Alabama.