

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

Send tax notice to:  
Rightwise, LLC  
418 Heatherwood Forest Circle  
Hoover, AL 35244

**CORPORATE GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Eighteen Thousand Six Hundred Ninety Six and 00/100 Dollars (\$318,696.00) 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 RIGHTWISE, L.L.C., (herein referred to as GRANTEE) , the following described real estate situated in Jefferson County, Alabama:

See attached Exhibit "A"

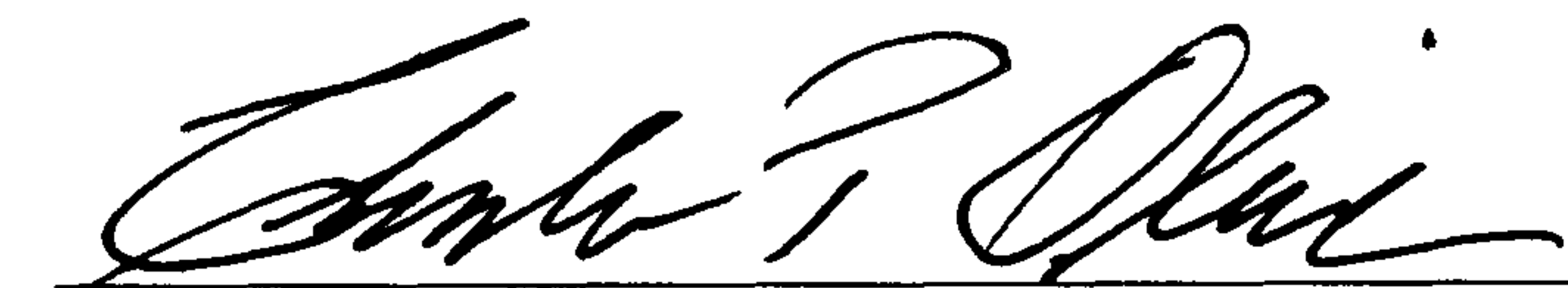
Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

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.



Dated this the 14<sup>th</sup> day of June, 2005.



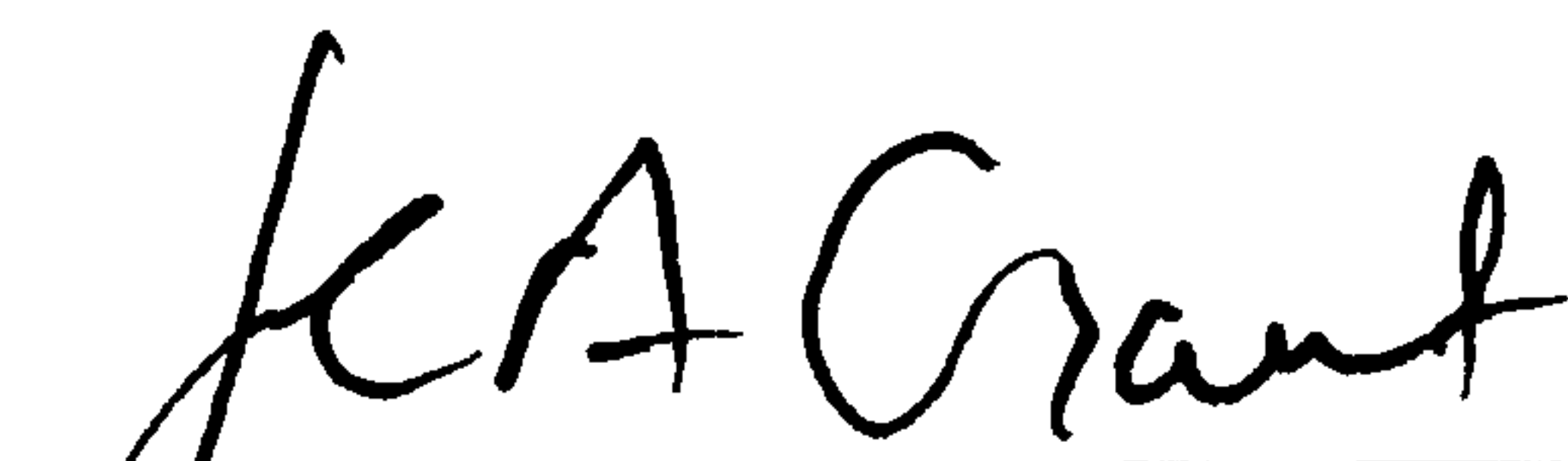
THE GARRETT FAMILY TREE, INC.

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 14<sup>th</sup> day of June, 2005.



NOTARY PUBLIC: JOHN A. GANT

My commission expires: 10/20/2005



20050617000300730 2/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
06/17/2005 12:14:54PM FILED/CERT



## EXHIBIT "A"

A parcel of land located in NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  in Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, containing 130.08 acres, more or less, and being more particularly described as follows:

Beginning at a 5/8" rebar representing the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27; thence run South 01 deg. 26 min. 34 sec. West along the monumented East line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27 for 1,334.10 feet to a 1/2" pipe representing the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27; thence run South 89 deg. 13 min. 04 sec. East along the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27 for 1,262.22 feet to the point of intersection with the West right-of-way of Shelby County Road No. 57, said point being marked by a 1/2" rebar which is located 10.15 feet West of said right-of-way as measured along the previous course; thence run South 35 deg. 51 min. 04 sec. West along said West right-of-way for 699.46 feet to the beginning of a curve having a central angle of 18 deg. 03 min. 22 sec. and a radius of 2,331.87 feet; thence run on a chord bearing South 26 deg. 49 min. 23 sec. West along said right-of-way and curve for a chord distance of 731.82 feet; thence run North 83 deg. 36 min. 13 sec. West for 211.30 feet to a 5/8" rebar; thence run South 12 deg. 48 min. 19 sec. West for 209.44 feet to a 1/2" capped rebar; thence run South 12 deg. 49 min. 55 sec. West for 210.34 feet to a square iron; thence run South 73 deg. 37 min. 58 sec. East for 208.42 feet to the point of intersection with the West right-of-way of said road, said point being marked by a square iron which is located 1.36 feet East of said intersection point as measured along the prolongation of the previous course; thence run South 11 deg. 01 min. 04 sec. West along said right-of-way for 154.86 feet to the beginning of a curve having a central angle of 33 deg. 44 min. 40 sec. and a radius of 1,392.64 feet; thence run along said right-of-way and curve on a chord bearing South 27 deg. 53 min. 24 sec. West for a chord distance of 808.40 feet; thence run North 87 deg. 12 min. 56 sec. West for 5.75 feet to a 1/2" capped rebar representing the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 27; thence run North 01 deg. 19 min. 01 sec. East along the monumented West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 27 for 1,327.65 feet to a 1/2" capped rebar representing the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27; thence run North 87 deg. 00 min. 22 sec. West along the monumented South line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27 for 1,291.04 feet to a 1/2" capped rebar representing the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27; thence run North 01 deg. 27 min. 28 sec. East along the monumented West line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27 for 1,305.50 feet to a 1/2" steel rod set at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27; thence run North 86 deg. 11 min. 35 sec. West along the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27 for 872.10 feet to a rock pile; thence run North 01 deg. 26 min. 09 sec. East for 1,258.65 feet to a rock pile at the point of intersection with the monumented North line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27; thence run South 89 deg. 16 min. 19 sec. East along the monumented North line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27 for 871.92 feet to a rock pile representing the Northeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 27; thence run South 84 deg. 14 min. 04 sec. East along the monumented North line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 27 1,226.56 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



20050617000300730 3/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
06/17/2005 12:14:54PM FILED/CERT

Shelby County, AL 06/17/2005  
State of Alabama

Deed Tax: \$59.00