

This instrument was prepared by:
Laurie Boston Sharp, Attorney At Law, LLC
P. O. Box 567
Alabaster, AL 35007

Send Tax Notice To: SEIL CO, LLC 100 Village Street Birmingham, AL 35242

STATE OF ALABAMA	)	STATUTORY WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Million Five Hundred Thousand and 00/100 (\$3,500,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Patricia P. Johnson, and husband, Thomas Johnson, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, SEIL CO, LLC, an Alabama 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 Exhibit "A" attached hereto and made a part hereof for legal description of the property conveyed herein.

It is the intent of the grantors to convey by the legal description all of the property described in the following parcel Identification numbers: 22-8-34-0-000-005.000, 22-8-34-0-000-005.002, 22-8-34-1-001-005.004, 22-8-34-1-001-005.005, 22-8-34-0-000-005.007, 22-8-34-4-001-005.007, and 22-8-34-4-001-005.008

#### Subject To:

- 1. Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005.
- 2. Easements from Patricia P. Johnson to Alabama Power Company, dated May 29, 2004, and recorded June 30, 2004, as Instrument No. 20046300003598870.
- 3. Right of way to Shelby County recorded in Deed Book recorded in Deed Book 239, Page 811, et seq.
- 4. All other easements, right of ways, and instruments of record.

\$3,500,000.00 of the consideration was paid from the proceeds of 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24th day of June, 2005.

Patricia P. Johnson

Thomas Johnson

STATE OF ALABAMA

COUNTY OF JEFFERSON

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patricia P. Johnson, and husband, Thomas Johnson, 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 they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 5-12-2008

A parcel of land situated in Section 34, Township 21 South, Range 3 West, being more particularly described as follows:

Begin at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 34; thence run in a Southerly direction along the East line thereof for a distance of 1331.32 feet to the Southwest comer of the said Southwest quarter of the Northeast quarter; thence turn a deflection angle of 91 degrees 22 minutes 50 seconds to the right and run in a Westerly direction along the South line thereof for a distance of 315.41 feet; thence turn a deflection angle of 91 degrees 13 minutes 33 seconds to the left and run in a Southerly direction for a distance of 1225.39 feet to a point on the Northern-most right of way line of Alabama State Highway No. 11; thence turn a deflection angle of 84 degrees 53 minutes 18 seconds to the right and run in a Southwesterly direction along said right of way line for a distance of 1141.47 feet; thence turn a deflection angle of 90 degreed 00 minutes 00 seconds to the left and run in a Southerly direction along said right of way line for a distance of 15.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southwesterly direction along said right of way line for a distance of 122.79 feet; thence turn a deflection angle of 94 degrees 56 minutes 42 seconds to the right and run in a Northerly direction for a distance of 1378.18 feet to a point on the South line of the Southeast quarter of the Northwest quarter of said Section 34; thence turn a deflection angle of 88 degrees 24 minutes 53 seconds to the left and run in a Westerly direction along the South line thereof for a dictance of 945.75 feet to the Southwest corner of the said Southeast quarter of the Northwest quarter; thence turn a deflection angle of 88 degrees 16 minutes 00 seconds to the right and run in a Northerly direction along the West line thereof for a distance of 1343.68 feet to the Northwest corner of the said Southeast quarter of the Northwest quarter; thence turn a deflection angle of 91 degrees 51 minutes 00 seconds to the right and run in an Easterly direction along the North line thereof for a distance of 2527.38 feet to the PONIT OF DEGNINING. Said parcel contains 5,011,911 square feet or 115.06 acres more or less.

ALSO DESCRIBED AS:

20050706000337160 2/5 \$27.00 Shelby Cnty Judge of Probate, AL 07/06/2005 12:13:27PM FILED/CERT

# Legal Description

TRACT 5.000

Beginning at the SW corner of the SE 1/4 of the NW 1/4, Section 34, Township 21 South, Range 2 West, run north along the west boundary of said 1/4, 1/4 a distance of 670.72 feet, thence right 91 degrees 34 minutes a distance of 631.68 feet, thence right 88 degrees 26 minutes a distance of 669.06 feet; thence right 91 degrees 26 minutes a distance of 631.62 feet to the point of beginning.

Source of Title: Instrument No. 2001-50695

TRACT 5.002

Beginning at the NW corner of the BE 1/4 of the NW 1/4, Section 34, Township 21 South, Range 2 West; run East along the North boundary of said 1/4-1/4 a distance of 947.63 feet; thence right 88 degrees 17 minutes a distance of 1336.71 feet; thence right 98 degrees 34 right 91 degrees 26 minutes a distance of 315.81 feet; thence right 88 degrees 36 minutes a distance of minutes a distance of 669.06 feet; thence left 88 degrees 26 minutes a distance of 671.68 feet; thence right 88 degrees 26 minutes a distance of 671.68 feet; thence right 88 degrees 26 minutes a distance of 671.69 feet; thence right 88 degrees 26 minutes a distance of 670.72 feet to the point of beginning.

Source of Title: Deed Book 42, Page 936, et seq.

#### TRACT 5.004

From the Southeast Corner of the Southwest 1/4 of the Northeast 1/4, Section 34, T21S, R2W, run west along the south boundary of said 1/4-1/4 a distance of 315.81 feet to the point of beginning; thence continue in a straight line a distance of 631.62 feet; thence right 88° 34' a distance of 1333.55 feet; thence right 91° 43' a distance of 631.75 feet; thence right 88° 17' a distance of 1330.39 feet to the point of beginning.

Source of Title: Book 078, Page 903, et seq. (PARCEL III (Tract 2-1 North))

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#### TRACT 5.005

Beginning at the Northeast Corner of the Southwest 1/4 of the Northeast 1/4, Section 34, T21S, R2W, run south along the east boundary of said 1/4-1/4 a distance of 1328.81 feet; thence right 91° 26' a distance of 315.81 feet; thence right 88° 34' a distance of 1330.39 feet, thence right 91° 43' a distance of 315.88 feet to the point of beginning.

Source of Title: Book 078, Page 903, et seq. (PARCEL I (Tract 1-A))

## TRACT 5.007

From the SE corner of the NW 1/4 of the SE 1/4, Section 34, Township 21 South, Range 2 West; run North Blong the Bast boundary a distance of 106.79 feet to a point on the North right of way line of Alabama State Highway #70; thence left 94 degrees 55 minutes a distance of 950.59 feet to the point of beginning; thence continue in a straight line a distance of 655.72 feet; thence right 94 degrees 55 minutes a distance of 631.62 feet; thence right 88 degrees 34 minutes a distance of 1330.49 feet to the point of beginning.

Also, beginning at the SE corner of the SE 1/4 of the NW 1/4, Section 34, Township 21 South, Range 2 West; run West along the South boundary of said 1/4-1/4 a distance of 315.81 feet; thence right 88 degrees 34 minutes a distance of 1336.71 feet; thence right 91 degrees 43 minutes a distance of 631.76 feet; thence right 88 degrees 17 minutes a distance of 1333.55 feet; thence right 91 degrees 26 minutes a distance of 315.81 feet to the point of beginning.

Sources of Title: Book 42, Page 959, et seq., and Book 42, Page 962, et seq.

# TRACT 5.008

From the Southeast Corner of the Northwest 1/4 of the Southeast 1/4, Section 34, T21S, R2W, run north along the east boundary of said 1/4-1/4 a distance of 100.70 feet to a point on the north R.O.W. line of Alabama Highway #70; thence left 94° 55' a distance of 316.86 feet to the point of beginning; thence continue in a straight line a distance of 633.73 feet; thence right 94° 55' a distance of 1330.49 feet; thence right 91° 26' a distance of 631.62 feet; thence right 88° 34' a distance of 1260.25 feet to the point of beginning.

Source of Title: Book 078, Page 903, et seq. (PARCEL II (Tract 2-A South))

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## LESS AND EXCEPT AS TO 5.007 AND 5.008:

Commencing at the northwest corner of the NU's or SE's. Section 34, T-21-S, R-2-W; thence southerly slong the west line of said NW of SEk a distance of 1318 feet, more or less, to a point that is 70 feet northwesterly of and at right angles to the centerline of Project No. 8-478(1) and the point of baginning of the property herein to be conveyed; thence N 85° 32' 35" E, parallol with the centerline of said project, a distance of 970 feet, more or less, to the cast property line; thence southerly along said east property line a distance of 30 feet, more or less, to the present northwest right-of-uny line of Alabama Highway No. 70; theore southwesterly along said present northwest right-of-way line a distance of 700 feet, more or less, to the south line of said NWk of SEk; thence westerly along said south line a distance of 270 feet, more or less, to the northwest corner of the Sul of SEL of said Section 34; thence southerly along the west line of said SH's of SE's a distance of 23 feet, more or less, to said present northwest right-of-way line; thence southwesterly along said present northwest right-of-way line a distance of 925 feet, more or less, to the west property line; thance northerly along said west property line a distance of 15 feet, more or less, to a point that is 55 feet morthweaterly of and at right angles to the centerline of asid project; thence N 85° 32' 55- E, parallel with the centurline of said project, a distance of 130 feet, more or less, to 8 point that is 55 feet northwesterly of and at right angles to the centerline of said project at Station 50+00; thence turn an angle of 90° 00' to the left and run a distance of 15 feet; thouge N 85° 32' 55" E, parallal with the centerline of paid panjors, a distance of 190 foot, more or less, to the point of beginning.

Said strip of land lying in the By of SUR and the Us of SER, Section 34, T-21-3, R-2-W and containing 0.828 acre, more or lass.

Source of Title: Book 169, Page 218, et seq.

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