



20051103000572180 1/5 \$49.00
Shelby Cnty Judge of Probate, AL
11/03/2005 12:50:09PM FILED/CERT

This instrument prepared by

Joe F. Lassiter III
Maynard, Cooper & Gale, P.C.
1901 6th Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203-2618
205-254-1181

and upon recording, should be returned to:

Commonwealth Law Title Insurance
c/o Peggy Rock
RELI, Inc.
3595 Grandview Parkway
Birmingham, AL 35243

SEND TAX NOTICE TO:

BMW Holdings, LLC
1994 McCain Parkway
Pelham, Alabama 35124

*\$850,000⁰⁰
Value*

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, **BJ PROPERTIES LLC**, an Alabama limited liability company (the "Grantor"), by **BMW HOLDINGS, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

\$824,000.00 WAS PAID FROM A MORTGAGE RECORDED
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever. *with.*

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances other than the Permitted Exceptions; that the Grantor has a good right to sell and convey the Property as aforesaid; and that the Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative to be effective as of the 1st day of November, 2005.

WITNESS:

GRANTOR:

BJ PROPERTIES LLC, an Alabama limited liability company

[Signature]
SOE LUCAS
[Print Name]

By: [Signature]
Robert E. Perry
Its Member

[Signature]
SOE LUCAS
[Print Name]

By: [Signature]
Jack Cornelius
Its Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Robert E. Perry** whose name as the Authorized Member of **BJ PROPERTIES 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 said deed, he as such Authorized Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 21st day of October, 2005.

[Signature]
Notary Public

AFFIX SEAL

My commission expires: _____
SEDETRA HILL
Notary Public State of Alabama At Large
My Commission Expires: June 29, 2008

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jack Cornelius** whose name as a member of **BJ PROPERTIES 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 said deed, he as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 21st day of October, 2005.

Seetra Hill

Notary Public

AFFIX SEAL

SEDETRA HILL

My commission expires: Notary Public State of Alabama At Large
My Commission Expires: June 29, 2008



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Exhibit A

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of said Section 25; thence run South $01^{\circ} 59' 08''$ West, along the East line of said Section 25, a distance of 3,030.58 feet to the Northerly right of way line of CSX Transportation Railroad; thence North $65^{\circ} 18' 47''$ West, along said Railroad right of way, a distance of 672.38 feet to a point on the Easterly right of way line of Interstate 65; thence North $28^{\circ} 24' 48''$ West, along said Interstate 65 right of way line and leaving said CSX right of way a distance of 24.75 feet; thence North $00^{\circ} 19' 13''$ West, along said Interstate 65 right of way line, a distance of 632.01 feet to the point of beginning; thence continue along the last described course and along said Interstate 65 right of way line for 277.72 feet; thence run North $89^{\circ} 40' 47''$ East for 414.17 feet to a point on the Westerly right of way line of McCain Parkway; thence run in a Southerly direction along said road right of way line and along a curve having a chord bearing of South $25^{\circ} 17' 17''$ East and a radius of 111.91 feet for a distance of 53.44 feet to the end of said curve and the beginning of a compound curve to the right, said curve having chord bearing of South $01^{\circ} 25' 03''$ East and a radius of 552.59 feet and run along the arc of said curve and said road right of way line for a distance of 196.55 feet; thence run South $08^{\circ} 46' 20''$ West along said road right of way line for 33.88 feet; thence run South $89^{\circ} 34' 29''$ West for 434.91 feet to the point of beginning.

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Exhibit B
(Permitted Exceptions)

1. Ad valorem taxes for the year 2005, not yet due and payable, and subsequent years.
2. Permit to Alabama Power Company as recorded in Book 126, Page 303, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Permit to South Central Bell as recorded in Book 126, Page 529, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 11/03/2005
State of Alabama

Deed Tax: \$26.00