

This Instrument Prepared By:
James F. Burford, III

Send Tax Notice To:

HAWTHORNE PLACE LLC
2151 OLD ROCKY HIDE RD
BIRMINGHAM, AL.
35216

1318 Alford Avenue Suite 101

Birmingham, Alabama 35226

Attorney at Law

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the aggregate amount of Two Million Two Hundred Forty Eight Thousand and 00/100 Dollars (\$2,248,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Bernard Schencker, a married man, both individually and as Trustee of the Bernard Schencker Revocable Trust dated December 17, 1999 (as to those portions of the Property described on Exhibit A set out in Inst. #'s 2000-09431, 2000-09432 and 20021125000588170, Probate Office of Shelby County, Alabama) and Mitchell Schencker, ^{UN} married man (as to that portion of the Property described on Exhibit A set out in Book 325, Page 985, Probate Office of Shelby County, Alabama), herein collectively referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Hawthorne Place, LLC, (herein referred to as Grantee, whether one or more), in the following described real estate (the Property), situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2006 and thereafter; (2) Setback lines, permits, rights of way, easements and restrictions of record; (3) Matters shown on survey or Randy Richardson dated September 16, 1988; (4) Matters shown on survey of Daniel K. Capps dated December 16, 2005; (5) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of either of the individual Grantors or their spouses.

\$1,844,276.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

By his execution of this deed, Bernard Schencker represents that the Bernard Schencker Revocable Trust dated December 17, 1999 is still in full force and effect and has not been terminated and further, Bernard Schencker is the authorized signatory for said Trust and further that AIG Baker Brookstone, L.L.C. has no rights in the Property.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the
1 day of SEPTEMBER, 2006.

The Bernard Schencker Revocable Trust dated December 17, 1999

By: Bernard Schencker
Bernard Schencker, Trustee

Bernard Schencker
Bernard Schencker, Individually

Mitchell Schencker
Mitchell Schencker, Individually

(Acknowledgments on following page)

~~STATE OF _____)
COUNTY _____)~~

~~I, the undersigned, a Notary Public in and for said State, hereby certify that Bernard Schencker, whose name as Trustee of The Bernard Schencker Revocable Trust dated December 17, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he, in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.~~

~~Given under my hand and official seal this _____ day of _____, 2006.~~

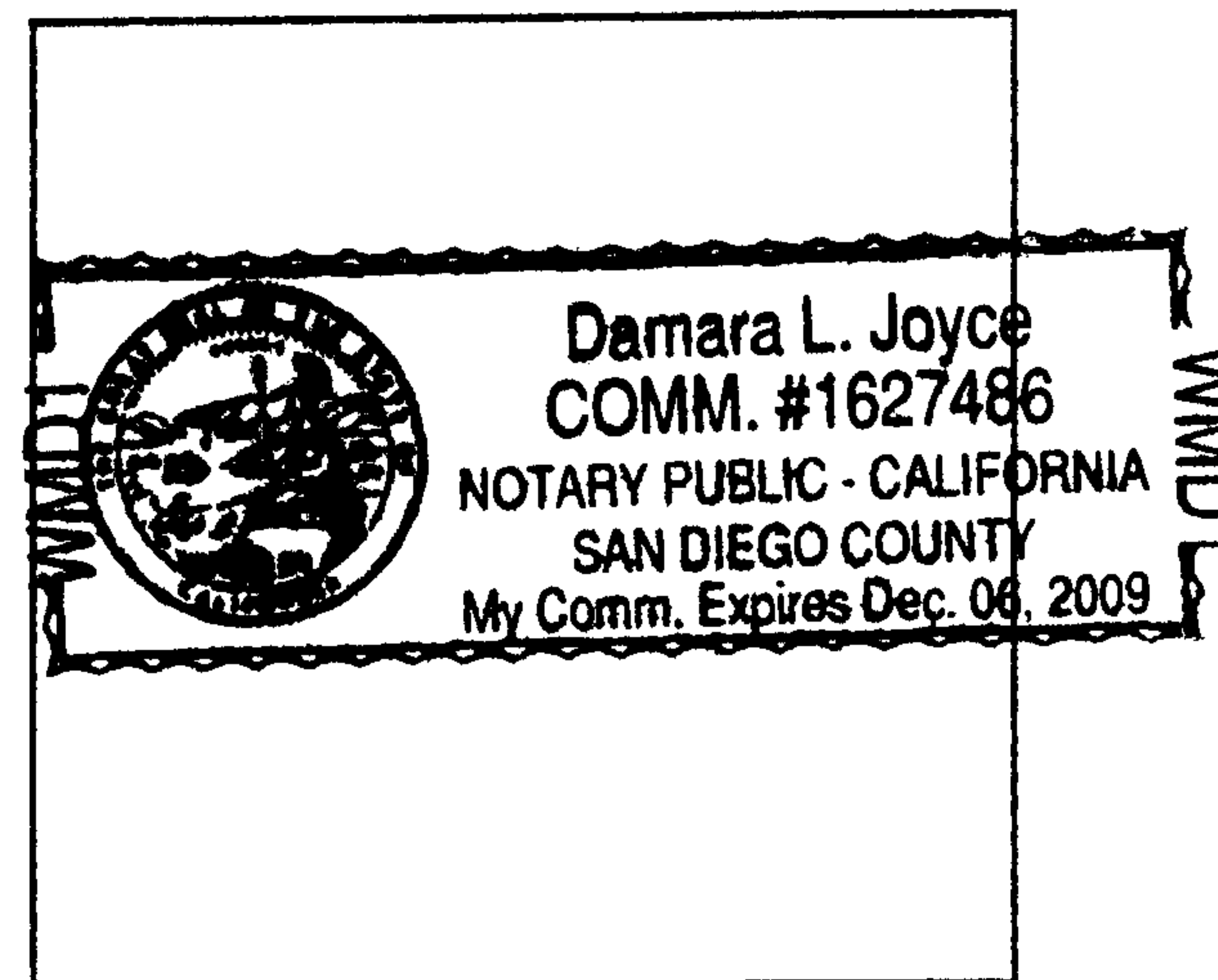
See attached
Notary

All-purpose Acknowledgment California only

20060908000445350 3/6 \$431.00
Shelby Cnty Judge of Probate, AL
09/08/2006 01:16:16PM FILED/CERTState of California County of San DiegoOn 8/30/06 before me, Damara L. Joyce, Notary Public (here insert name and title of the officer),personally appeared Bernard Schencker

personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person (X) whose name (X) is (X) subscribed to the within instrument and acknowledged to
me that (he/she/they) executed the same in (his/her/their) authorized capacity (ies), and that
by (his/her/their) signature (X) on the instrument the person (X), or the entity upon behalf of
which the person (X) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Damara L. Joyce

Notary Seal

Optional

Description of Attached Document

Type or Title of Document

Document Date

Number of Pages

Statutory Warranty Deed | 8/30/06 |
Signer(s) Other Than Named Above

Capacity(ies) claimed by Signer(s)

Signer's Name

Signer's Name

- ☐ Individual
☐ Corporate Officer

Title(s) _____

- ☐ Partner
 ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____

Signer is Representing:

Right Thumbprint
of Signer

Top of thumb here

- ☐ Individual
☐ Corporate Officer

Title(s) _____

- ☐ Partner
 ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other _____

Signer is Representing:

Right Thumbprint
of Signer

Top of thumb here



20060908000445350 4/6 \$431.00
Shelby Cnty Judge of Probate, AL
09/08/2006 01:16:16PM FILED/CERT

Notary Public
My Commission Exp.

STATE OF _____)

COUNTY _____)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby
certify
that Bernard Schencker, whose name is signed to the foregoing conveyance, and who is
known to me, acknowledged before me this day that, being informed of the contents of
said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2006.

*See attached
Notary*

Notary Public
My Commission Exp.

STATE OF ALABAMA _____)
Jeff COUNTY _____)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby
certify
that Mitchell Schencker, whose name is signed to the foregoing conveyance, and who is
known to me, acknowledged before me this day that, being informed of the contents of
said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of SEP, 2006.

Notary Public
My Commission Exp. 3-1-2010

ALTA Commitment (1982)

First American Title Insurance Company**SCHEDULE A - LEGAL DESCRIPTION**

Agent's File No. 153223

EXHIBIT A
 SCHENCKEL TO HAWTHORN
 (PAGE 172)

20060908000445350 5/6 \$431.00
 Shelby Cnty Judge of Probate, AL
 09/08/2006 01:16:16PM FILED/CERT

STATE OF ALABAMA
 SHELBY COUNTY

A parcel of land situated in the East half of the Northeast quarter of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama. Said parcel being more particularly described as follows:

Commence at a 1/2" crimp top pipe found, purported to be the Northeast corner of the Southeast quarter of the Northeast quarter of Section 6, Township 19 South, Range 1 West, said point also being the POINT OF BEGINNING; thence proceed S 00°32'10" E along the East line of said Southeast quarter of the Northeast quarter of Section 6 for 278.46 feet to an iron pin set on the North right of way margin of Doug Baker Boulevard; thence leaving the East line of said Southeast quarter of the Northeast quarter of Section 6, proceed S 88°45'44" W along said North right of way margin of Doug Baker Boulevard for 42.13 feet to an iron pin set at the beginning of a curve to the right, said curve being tangent to the last described course and having a radius of 550.00 feet, a central angle of 16°12'33" and a chord which bears N 83°08'00" W for 155.08 feet, thence proceed Northwesterly along the arc of said curve and along said North right of way margin of Doug Baker Boulevard for 155.60 feet to an iron pin set at the beginning of a curve to the right, said curve being non-tangent to the last described curve and having a radius of 543.97 feet, a central angle of 19°58'00" and a chord which bears N 61°28'22" W for 188.61 feet, thence proceed Northwesterly along the arc of said curve and along said North right of way margin of Doug Baker Boulevard for 189.56 feet to an iron pin set at the beginning of a curve to the right, said curve being non-tangent to the last described curve and having a radius of 538.00 feet, a central angle of 08°32'46" and a chord which bears N 50°49'47" W for 80.17 feet, thence proceed Northwesterly along the arc of said curve and along said North right of way margin of Doug Baker Boulevard for 80.25 feet to an iron pin set; thence proceed N 46°33'25" W along said North right of way margin of Doug Baker Boulevard and tangent to the last described curve for 132.70 feet to an iron pin set on the Northeast right of way flare of the intersection of AL Highway 119 and Doug Baker Boulevard; thence proceed N 05°24'50" W along said right of way flare for 51.96 feet to a point on the Southeast right of way margin of Alabama Highway # 119; thence proceed N 45°09'43" E along said Southeast right of way margin of AL Highway 119 for 53.23 feet to the beginning of a curve to the left, said curve being tangent to the last described course and having a radius of 1933.24 feet, a central angle of 23°16'29", and a chord which bears N 33°31'29" E for 779.93 feet; thence proceed Northeasterly along the arc of said curve and along said Southeast right of way margin of AL Highway 119 for 785.32 feet to a concrete monument found; thence

Exhibit A
ALTA Commitment (1982)

EXHIBIT A
SCHEDULE A TO PLATTON
(PAGE 2 OF 2)

20060908000445350 6/6 \$431.00
Shelby Cnty Judge of Probate, AL
09/08/2006 01:16:16PM FILED/CERT

First American Title Insurance Company

SCHEDULE A - LEGAL DESCRIPTION (Continued)

Issuing Office File No.: 153223

proceed N 21°53'15" E along said Southeast right of way margin and tangent to last described curve, for 124.43 feet to a 5/8" rebar found on the East line of the Northeast quarter of the Northeast quarter of Section 6, Township 19 South, Range 1 West thence leaving said Southeast right of way margin of AL Highway 119, proceed S 00°32'05" E for 826.09 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 09/08/2006
State of Alabama

Deed Tax: \$404.00