STATE OF ALABAMA)
JEFFERSON COUNTY)

20061106000544850 1/2 \$664.00 Shelby Cnty Judge of Probate, AL 11/06/2006 03:39:17PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, LARRY A. BRITT, a single person (GRANTORS) do grant, bargain, sell and convey unto EVERHUNT'S RIVERVIEW, LLC, an Alabama Limited Liability Company(GRANTEE) in and to the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A APRT HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2007.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

RIPAIRIAN RIGHTS OF OTHERS AS TO FRONTING ON THE COOSA RIVER.

FLOOD RIGHTS IN FAVOR OF ALABAMA POWER COMPANY IN DEED BOOK 263, PAGE 208. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 142, PAGE 100.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 112, PAGE 117 AND DEED BOOK 263, PAGE 208.

MATERIALS OPTION FOR CLAY, GRAVEL AND SAND IN DEED BOOK 194, PAGE 285.

MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY ANS INSPECTION OF THE PROPERTY.

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns forever; And said GRANTOR does for himself, his heirs, successors, and assigns covenant with said GRANTEE, its successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his successors and assigns shall, warrant and defend the same to the same GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the day of OCTOBER, 2006.

TADDY A PRIM

LARRY A. BRITT

STATE OF FLORIDA COUNTY OF HILLS BOROUGH

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LARRY A. BRITT** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and seal this 20^{44} day of OCTOBER, 2006.

MUST AFFIX NOTARIAL SEAL

Victoria L. Cromwell

Notary Public - State of Florida
Comm. Expires July 11, 2009
Comm. No. DD 437499

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

Notary Public
NAME VICTORIA L. CROMWE 11
Commission Expires: 7-11-09

SEND TAX NOTICE TO:
EVERHUNT'S RIVERVIEW, LLC
C/O MICHAEL COWART
1640 SHADES CREST ROAD
BIRMINGHAM, AL 35226
#17-6-24-0-000-001.001
#17-6-13-0-000-004.000

Shelby County, AL 11/06/2006 State of Alabama

Deed Tax: \$650.00

20061106000544850 2/2 \$664.00 Shelby Cnty Judge of Probate, AL 11/06/2006 03:39:17PM FILED/CERT

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said A River slough; feet alor slough; thence 14" right for 52.05 for 76.80 feet; 14"45"0; ht for 15.18 feet; 25" left for 70.90 feet along aforesaid slough run 838.94 feet Point of Bross-R2F along bank Chancellor,
Chancellor,
of afore y. cor urse and along the No ancellor's Ferry Road of aforementioned SE1. 88°29'50" right and r 1-1/2" pipe at the 1 the Section Section 13, T20S-R2E, being the Point of Begins 13 for a distance of 1325.95 feet to a 5/8" rebar at a distance of 1307.65 feet to a 5/8" rebar at long the North boundary of said SE1/4-SW1/4 for the sead (60' R.D.W.); thence turn 42°21'56" right and run 1302.52 feet to a 5/8" rebar at be at the N.W. corner of the SE1/4-NW1/4 of Se at the N.W. corner of the SE1/4-NW1/4 of Se iver (Lay Lake); thence turn 150°38'25" right are liver (Lay Lake); thence turn 150°38'25" right are turn 76°48′28″ right and run a distance of 37.28 feet to a point; thence turn 06°17′32″ right and run 916. feet; 09°36′57″ right for 82.38 feet; 22°01′28″ right for 93.47 feet; 24° t for 138.66 feet; 37°36′20″ left for 73.33 feet; 151°09′16″ left for 87.409″ left for 13.08 feet; 88°00′58″ left for 32.89 feet; 60°52′44″ right for 94°47′08″ right for 158.52 feet; 14°51′15″ left for 51.38 feet; 63°15′23″ left 61°23′22″ right for 118.06 feet; 39°04′13″ left for 130.06 feet; thence of bank to a 5/8″ rebar on the West boundary of the SW1/4-NW1/4 of 5 said Section of herein described parcel of land, situated in the S1/2 of the SW1/4-Np.59 acres, subject to rights, rights—of—way and situated in the S1/2 of the SW1/4-Np.59 acres, subject to rights, rights—of—way and situated in the S1/2 of the SW1/4-Np.59 acres, subject to rights, rights—of—way and situated in the S1/2 of the SW1/4-Np.59 acres. __ur said SE1,
_uy Lake); thenc
said river bank

Jrn 76*48'28" right
et; 09*36'57" right
for 138.66 feet:
left for 11"
47'08" ~'
47'08" ~' SE1/4-NW1/4 to a 5/8"
150°38'25" r
int; thence the the the for a for a for a for a right and the 1/4 of Section R' rebar; the right and right and 22°0.

77
22°0. Beginning of 18% rebar t the S.W. c Section 24, Spithence c sto. ecupt: the N.W. corner corner of the ince of 870.84 un 647.75 feet to 840,45 feet to 45 feet to a r of said SE1. -R2E; thence use along said said lef

have k

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