


Drawn By: Cheri B. Bomar
Pierce Hardy Limited Partnership
1019 Route 519, Building 5
Eighty Four, PA 15330


20070316000120450 1/5 \$183.00
Shelby Cnty Judge of Probate, AL
03/16/2007 01:56:19PM FILED/CERT

Mail To: Riverchase Corners, LLC
160 Yeager Parkway
Suite 200
Pelham, AL 35124

Shelby County, AL 03/16/2007
State of Alabama

Deed Tax: \$154.00

STATUTORY WARRANTY DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|-------------------------|---|------------------|
| Riverchase Corners, LLC | 160 Yeager Parkway Suite 200 Pelham, AL 35124 | 117361001003.001 |

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWENTY FIVE THOUSAND DOLLARS (\$1,025,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 84 Lumber Company, a Pennsylvania Corporation, dba Pierce Hardy Real Estate, Inc. and Pierce Hardy Real Estate, Inc. having merged into Pierce Hardy Real Estate Co., a Pennsylvania Business Trust on June 29, 1992 and Pierce Hardy Real Estate Co. having merged into Pierce Hardy Real Estate Co., a Pennsylvania Corporation on February 9, 1995 and Pierce Hardy Real Estate Co. changed its name to the Magerko Corporation, a Pennsylvania Corporation on March 8, 1995 and the Magerko Corporation, a Pennsylvania Corporation having merged into Hardy Management Company, Inc. a Pennsylvania Corporation on December 31, 1998 and having merged into Hardy Management Company, a Nevada Corporation on January 1, 2003 the said Hardy Management Company, Inc. a Nevada corporation now conveying title individually and as nominee for Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, said Pierce Hardy Limited Partnership having a beneficial interest in the subject property pursuant to Nominee Agreement dated January 1, 1995, (hereinafter, collectively called Party of the Grantor) has bargained and sold, and by these presents does transfer and convey unto Riverchase Corners, LLC (The "Grantee"), Grantee's successors and assigns, a certain tract or

parcel of land in Shelby County, State of Alabama, being more particularly described as follows,

to wit:

A part of the NE ¼ of NE ¼ of Section 36, Township 19, Range 3 West, described as follows: Begin at the NW corner of the NE ¼ of NE ¼ of said Section and run thence along North line of said forty North 88 degrees 30 minutes East 139.1 feet to the beginning point of tract herein described: being on the East right of way line of Highway; thence Southeast along the East right of way line of said highway South 36 degrees 30 minutes East, 360 feet to North margin of Little Cahaba Road; thence along North margin of said road as follows: North 64 degrees East 244.1 feet; thence 71 degrees East 131 feet; North 63 degrees 30 minutes East 85 feet; North 55 degrees 45 minutes East 214.7 feet to intersection of North line of said NE ¼ of NE ¼ of said Section; thence along North line of said forty South 88 degrees 30 minutes West 810.5 feet to point of beginning. Less and Except the following described parcel. A parcel of land located in the NE ¼ of NE ¼ of Section 36, Township 19, South Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said Section; thence in a Westerly direction along the North line of said Section a distance of 362.50 feet to the point of beginning; thence continue along last described course a distance of 277.20 feet; thence 131 degrees 45 minutes left, in a Southeasterly direction a distance of 146.25 feet; thence 79 degrees 30 minutes left in a Northeasterly direction a distance of 210.33 feet to the point of beginning. Mineral and mining rights excepted.

Less and except the following described parcel: A parcel of land located in the NE of the NE ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said ¼ - ¼ Section, thence in an Easterly direction, along the North line of said ¼ - ¼ Section a distance of 127.08 feet to the Northeasterly Right-of-Way line of Shelby County Highway Number 275, said point being the Point of Beginning; thence continue along last described course a distance of 338.19 feet, thence 109 degrees, 29 minutes, 40 seconds right in a Southwesterly direction a distance of 21.23 feet, thence 70 degrees 30 minutes 20 seconds right in a Westerly direction a distance of 315.87 feet to said Northeasterly highway right of way, thence 52 degrees 42 minutes right in a Northwesterly direction along said right of way a distance of 25.14 feet, to the Point of Beginning.

This conveyance is subject to taxes for the year 2007 and subsequent years, all matters shown on documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his successors and assigns, to

pecially warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of March 2007.

Hardy Management Company, Inc.



By: Cheri B. Bomar, Assistant Vice President/Secretary

Pierce Hardy Limited Partnership

By: Peter Jon Co., LLC, General Partner



By: Cheri B. Bomar, Assistant Vice President/Secretary

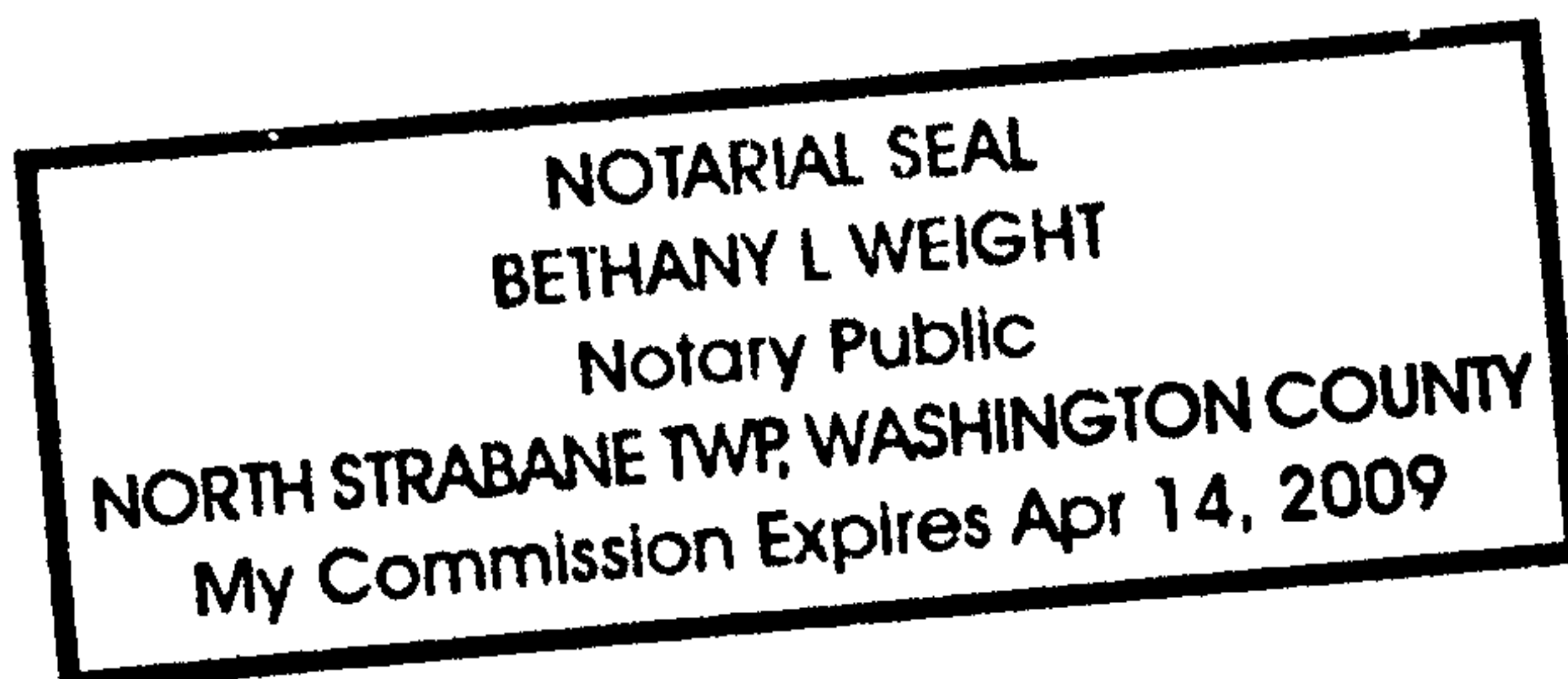


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STATE OF Pennsylvania
COUNTY OF Washington

I, Bethany L. Weight, a Notary Public of the aforesaid County and State, do hereby certify that the following person, being personally known to me or by producing satisfactory evidence of his or her identity, to wit Chari B. Bonar, personally appeared before me this day, and acknowledged to me that he or she is the duly authorized Assistant Vice President/Secretary of Peter Jon Co., LLC, the sole general partner of Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, and, being duly authorized, he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated for and on behalf of said limited partnership.

Date: March 7, 2007



Bethany L. Weight
Official Signature of Notary

Bethany L. Weight, Notary Public
Notary's Printed or Typed Name

My Commission Expires: April 14, 2009

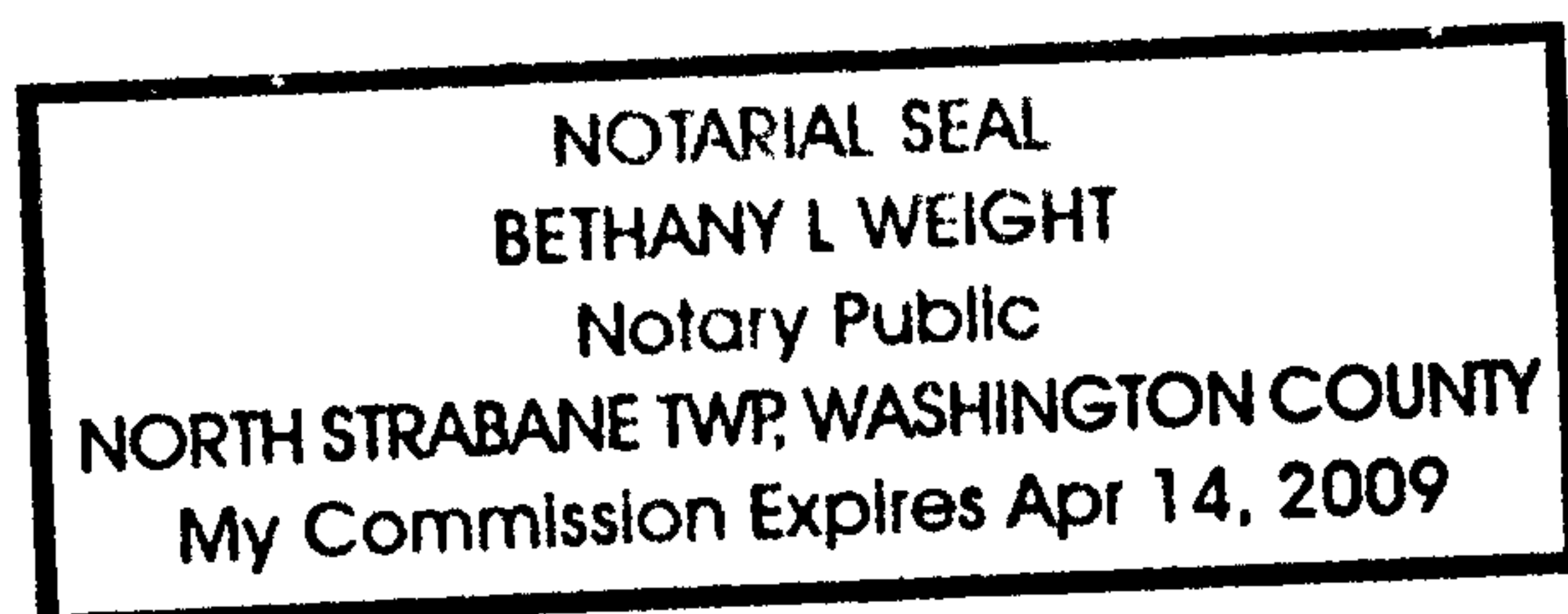
OFFICIAL SEAL

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STATE OF Pennsylvania
COUNTY OF Washington

I, Bethany L. Weight, a Notary Public of the aforesaid County and State, do hereby certify that the following person, being personally known to me or by producing satisfactory evidence of his or her identity, to wit Cheri B. Bonar, personally appeared before me this day, and acknowledged to me that he or she is the duly authorized Assistant Vice President/Secretary of Hardy Management Company Inc., and, being duly authorized, he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated for and on behalf of said corporation.

Date: March 7, 2007



Bethany L. Weight
Official Signature of Notary

Bethany L. Weight, Notary Public
Notary's Printed or Typed Name

My Commission Expires: April 14, 2009

OFFICIAL SEAL