

This document was prepared without examination of title by:
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2121 Highland Avenue
Birmingham, Alabama 35205

20070614000281130 1/4 \$1520.00
Shelby Cnty Judge of Probate, AL
06/14/2007 03:52:21PM FILED/CERT

\$1,500,000.00
Value: 1.5 million
One million five hundred thousand
S.R.

WARRANTY DEED

STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **FATHER MARTIN M. MULLER, an unmarried man** ("Grantor") in hand paid by **FATHER MARTIN M. MULLER CHARITABLE REMAINDER UNITRUST DATED JUNE 1, 2007** ("Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors hereby grant, bargain sell and convey to Grantee, all his rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" attached hereto and made a part hereof.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2007 and subsequent years;
2. Easements, restrictions and rights-of-way of record, if any;
3. Any mining and mineral rights not owned by Grantor.
4. Access Easement described in Exhibit "B"

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 1st day of June, 2007.

GRANTOR:

Father Martin M. Muller
Father Martin M. Muller

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Father Martin M. Muller, an unmarried man** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2007.

{SEAL}

Lisa Hudson Dorrough
Notary Public
My Commission Expires: 10/23/2009

EXHIBIT "A"

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 28 and the South ½ of Section 29 and the Northwest quarter of the Northwest quarter of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a ½ inch rebar found locally accepted to be the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 33; thence run South 00 degrees, 00 minutes, 29 seconds East, an assumed bearing, along the East line of said quarter-quarter section for a distance of 150.13 feet to a 3/8 inch rebar found in the centerline of a gas line right-of-way; thence run South 69 degrees, 52 minutes, 49 seconds West for a distance of 1,345.45 feet to a 3/8 inch rebar found; thence run South 67 degrees, 59 minutes, 57 seconds West for a distance of 54.88 feet to an iron pin set on the West line of said quarter-quarter section; thence run North 00 degrees, 30 minutes, 39 seconds West along the West line of said quarter-quarter section for a distance of 626.26 feet to a ¼ inch rebar found locally accepted to be the Northwest corner of said Section 33; thence run North 89 degrees, 12 minutes, 55 seconds West for a distance of 642.49 feet to an iron pin found with RYS cap; thence run North 86 degrees, 45 minutes, 41 seconds West for a distance of 365.85 feet to a ¾ inch open top iron found; thence run South 86 degrees, 07 minutes, 30 seconds West for a distance of 149.76 feet to a ¼ inch rebar found; thence run South 85 degrees, 37 minutes, 57 seconds West for a distance of 347.71 feet to a ¼ inch rebar found; thence run North 89 degrees, 25 minutes, 30 seconds West for a distance of 893.72 feet to an iron pin set on the Northeast right-of-way line of Shelby County, Highway No. 51; thence run North 20 degrees, 02 minutes, 59 seconds West along said Northeast right-of-way line for a distance of 85.16 feet to an iron pin set; thence run South 89 degrees, 56 minutes, 38 seconds East for a distance of 833.11 feet to an iron pin set; thence run North 54 degrees, 44 minutes, 52 seconds East for a distance of 575.24 feet to an iron pin set; thence run North 89 degrees, 29 minutes, 39 seconds East for a distance of 113.19 feet to an iron pin set; thence run North 70 degrees, 28 minutes, 53 seconds East for a distance of 243.74 feet to an iron pin set; thence run North 10 degrees, 25 minutes, 14 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 33 degrees, 56 minutes, 50 seconds East for a distance of 440.00 feet to an iron pin set; thence run North 14 degrees, 28 minutes, 55 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 44 degrees, 15 minutes, 45 seconds East for a distance of 145.00 feet to an iron pin set; thence run North 62 degrees, 23 minutes, 10 seconds East for a distance of 108.68 feet to an iron pin set on the Southeast right-of-way line of a gas line; thence run North 72 degrees, 48 minutes, 48 seconds East along said Southeast right-of-way line for a distance of 346.77 feet to an iron pin set; thence run South 73 degrees, 29 minutes, 38 seconds East for a distance of 409.85 feet to an iron pin set; thence run South 58 degrees, 58 minutes, 55 seconds East for a distance of 185.00 feet to an iron pin set; thence run South 28 degrees, 26 minutes, 24 seconds East for a distance of 130.00 feet to an iron pin set; thence run South 16 degrees, 30 minutes, 49 seconds East for a distance of 175.00 feet to an iron pin set; thence run North 86 degrees, 11 minutes, 42 seconds East for a distance of 305.00 feet to an iron pin set; thence run South 88 degrees, 43 minutes, 42 seconds East for a distance of 316.02 feet to an iron pin set on the East line of the Southwest quarter of the Southwest quarter of said Section 28; thence run South 00 degrees, 01 minutes, 20 seconds West along said East line for a distance of 824.42 feet to the point of beginning;

Less and Except a parcel being more particularly described as follows:

Commence at a ½ inch rebar found locally accepted to be the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 33; thence run South 00 degrees, 00 minutes, 29 seconds East, an assumed bearing, along the East line of said quarter-quarter section for a distance of 150.13 feet to a 3/8 inch rebar found in the centerline of a gas line right-of-way; thence run South 69 degrees, 52 minutes, 49 seconds West for a distance of 1,345.45 feet to a 3/8 inch rebar found; thence run South 67 degrees, 59 minutes, 57 seconds West for a distance of 54.88 feet to an iron pin set on the West line of said quarter-quarter section; thence run North 00 degrees, 30 minutes, 39 seconds West along the West line of said quarter-quarter section for a distance of 626.26 feet to a ¼ inch rebar found locally accepted to be the Northwest corner of said Section 33; thence run North 89 degrees, 12 minutes, 55 seconds West for a distance of 642.49 feet to an iron pin found with RWS cap; thence run North 86 degrees, 45 minutes, 41 seconds West for a distance of 365.85 feet to a ¾ inch open top iron found; thence run South 86 degrees, 07 minutes, 30 seconds West for a distance of 149.76 feet to a ¼ inch rebar found;

thence run South 85 degrees, 37 minutes, 57 seconds West for a distance of 347.71 feet to a ¼ inch rebar found; thence run North 89 degrees, 25 minutes, 30 seconds West for a distance of 893.72 feet to an iron pin set on the Northeast right-of-way line of Shelby County, Highway No. 51; thence run North 20 degrees, 02 minutes, 59 seconds West along said Northeast right-of-way line for a distance of 85.16 feet to an iron pin set; thence run South 89 degrees, 56 minutes, 38 seconds East for a distance of 833.11 feet to an iron pin set; thence run North 54 degrees, 44 minutes, 52 seconds East for a distance of 575.24 feet to an iron pin set; thence run North 89 degrees, 29 minutes, 39 seconds East for a distance of 113.19 feet to an iron pin set; thence run North 70 degrees, 28 minutes, 53 seconds East for a distance of 243.74 feet to an iron pin set; thence run North 10 degrees, 25 minutes, 14 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 33 degrees, 56 minutes, 50 seconds East for a distance of 440.00 feet to an iron pin set; thence run North 14 degrees, 28 minutes, 55 seconds East for a distance of 100.00 feet to an iron pin set; thence run North 44 degrees, 15 minutes, 45 seconds East for a distance of 145.00 feet to an iron pin set; thence run North 62 degrees, 23 minutes, 10 seconds East for a distance of 108.68 feet to an iron pin set on the Southeast right-of-way line of a gas line; thence run North 72 degrees, 48 minutes, 48 seconds East along said Southeast right-of-way line for a distance of 326.77 feet to an iron pin set at the point of beginning; thence continue North 72 degrees 48 minutes 48 seconds East along said southeast right-of-way line for a distance of 20.00 feet to an iron pin set; thence run South 73 degrees 29 minutes 38 seconds East for a distance of 134.52 feet to an iron pin set; thence run South 02 degrees 46 minutes 01 seconds West for a distance of 112.13 feet to a point on the bank of the lake; thence run South 41 degrees, 08 minutes, 04 seconds West along said bank for a distance of 13.90 feet to a point; thence run South 29 degrees, 15 minutes, 49 seconds East for a distance of 23.61 feet to a point; thence run South 37 degrees, 39 minutes, 34 seconds East along said bank for a distance of 12.89 feet to a point; thence run South 03 degrees, 07 minutes, 56 seconds West along said bank for a distance of 19.28 feet to a point; thence run South 25 degrees, 48 minutes, 19 seconds East along said bank for a distance of 10.67 feet to a point; thence run South 01 degrees, 49 minutes, 33 seconds West along said bank for a distance of 13.81 feet to a point; thence run South 86 degrees, 48 minutes, 46 seconds West for a distance of 146.66 feet to an iron pin set on a curve to the left, having a central of 64 degrees, 49 minutes, 49 seconds, a radius of 55.00 feet and a chord bearing of North 18 degrees, 09 minutes, 12 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 62.23 feet to an iron pin set; thence run North 02 degrees, 46 minutes 01 seconds East for a distance of 180.58 feet to the point of beginning, said less and except contains 32,922 square feet, more or less.

Said parcel containing 68.03 acres, more or less.


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EXHIBIT "B"

Grantor hereby reserves an access easement across a portion of the Property located on and along the dam on the North side of the lake for the use of the road for the purpose of ingress and egress to the adjacent parcels of real property owned by Grantor. This Access Easement shall immediately terminate upon the death or earlier incapacity of Grantor.

Shelby County, AL 06/14/2007
State of Alabama

Deed Tax:\$1500.00