

Send Tax Notice To:

Shelby Commerce Park, LLC
c/o Graham & Company, LLC
2200 Woodcrest Place, Suite 210
Birmingham, Alabama 35209

STATE OF ALABAMA)
:
SHELBY COUNTY)

In consideration of \$3,657,227.00

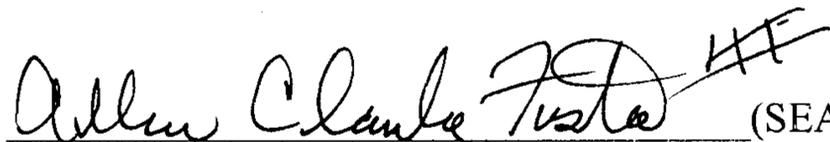
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **ALLEN CLAUDE FOSTER, III** and wife, **PATRICIA ELAINE FOSTER** (herein together called the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the Grantors by **SHELBY COMMERCE PARK, LLC**, an Alabama limited liability company (herein called the "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, do hereby grant, bargain, sell and convey to the Grantee the land described on Exhibit A attached hereto and incorporated herein, together with all structures and improvements thereon, situated in Shelby County, Alabama; subject, however, to ad valorem property taxes for the tax year beginning on October 1, 2006, and all subsequent years.

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns in fee simple forever.

The Grantors do hereby covenant with the Grantee that they are lawfully seized in fee simple of said land; that said land is free from all encumbrances except as aforesaid; that they have a good right to sell and convey said land to the Grantee and that they will warrant and defend said land unto the Grantee and its successors and assigns, forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 29th day of June, 2007.



Allen Claude Foster, III (SEAL)



Patricia Elaine Foster (SEAL)

EXHIBIT A

LEGAL DESCRIPTION

Being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28 and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Begin at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama and run East along the North line of same 1361.66 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence an interior angle of $180^{\circ}20'45''$ and run to the left in an Easterly direction along the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama 594.44 feet to a point on the Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $107^{\circ}17'24''$ and run to the right in a Southeasterly direction along said Right of Way 761.58 feet to a point; thence an interior angle of $81^{\circ}00'06''$ and run to the right in a Southwesterly direction 83.57 feet to a point; thence an interior angle of $93^{\circ}14'08''$ and run to the right in a Northwesterly direction 47.59 feet to a point being the Northeasterly corner of an existing cemetery and Parcel - 2, as described herein; thence an interior angle of $267^{\circ}04'14''$ and run to the left in a Southwesterly direction along the Northerly line of said cemetery and Parcel - 2, 170.22 feet to a point being the Northwesterly corner of said cemetery and Parcel - 2; thence an interior angle of $272^{\circ}55'46''$ and run to the left in a Southeasterly direction along the Westerly line of said cemetery and Parcel - 2; 113.53 feet to a point being the Southwest corner of said cemetery and Parcel - 2; thence an interior angle of $266^{\circ}30'01''$ and run to the left in a Northeasterly direction along the Southerly line of said cemetery and Parcel - 2; 170.32 feet to the Southeasterly corner of said cemetery and Parcel - 2; thence an interior angle of $273^{\circ}29'59''$ and run to the left in a Northwesterly direction along the Easterly line of said cemetery and Parcel - 2; 47.60 feet; thence an interior angle of $86^{\circ}45'52''$ and run to the right in a Northeasterly direction 85.60 feet to a point on said Southwesterly Right of Way of U.S. Highway No. 31; thence an interior angle of $98^{\circ}59'54''$ and run to the right in a Southeasterly direction along said Right of Way 197.19 feet to the Point of Curve of a curve to the right, having a radius of 1098.79 feet and a central angle of $6^{\circ}05'20''$; thence continue in a Southeasterly direction along said Right of Way and the arc of said curve 116.77 feet to a point on said curve and Right of Way being the Northeasterly corner of Lot 1, of Shelby Commerce Park, as recorded in Map Book 31, Page 138 in the Probate Office of Shelby County, Alabama; thence an interior angle of $79^{\circ}03'54''$ from the tangent of said point on curve and run to the right in a Westerly direction along the North line of said Lot 1, 878.11 feet to a point on the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence an interior angle of $181^{\circ}31'58''$ and run to the left in a Westerly direction continuing along the North line of said Lot 1, 1152.88 feet to the Northwesterly corner of said Lot 1, being on the Northeasterly Right of Way of CSX Transportation Railroad Right of Way; thence an interior angle of $115^{\circ}17'30''$ and run to the right in a Northwesterly direction along said Right of Way 531.91 feet to a point; thence an interior angle of $153^{\circ}11'52''$ and run to the right in a Northerly direction along the Easterly line of property of Chemical Lime Company of Alabama, Inc., 622.84 feet to the Point of Beginning.

Together with a utility easement and drainage easement conveyed by that certain Conditional Declaration of Easements by Shelby Commerce Park, LLC, Dixon, LLC, and O'Brien LLC dated and recorded June 11, 2007, as Instrument No. 20070611000271480 in the Office of the Judge of Probate of Shelby County, Alabama, which conditional Declaration of Easements was corrected as to the utility easement contained in Exhibit B thereto, by that certain Scrivener's Affidavit dated June 12, 2007, and recorded June 13, 2007, as Instrument No. 2007061300277120 in said Probate Office.



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Shelby Cnty Judge of Probate, AL
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