

THIS INSTRUMENT PREPARED BY:  
Glenn E. Estess, Jr., Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
Post Office Box 530910  
Birmingham, Alabama 35253

SEND TAX NOTICE TO:  
Sunshine Farm, L.L.C.  
400 Shades Creek Pkwy, Ste. 200  
Birmingham, AL 35209

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

**TITLE NOT EXAMINED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollar and No/100 (\$1.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, **Barry Morton and Catherine B. Morton** (herein referred to as the "Grantors"), husband and wife, do grant, bargain, sell and convey unto **Sunshine Farm, L.L.C.**, an Alabama limited liability company (herein referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED

Subject to ad valorem taxes due October, 2007, not yet a lien.

Subject to all easements, encumbrances, restrictions and rights of way of record.

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

And we do for ourselves and for our heirs, personal representatives, successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set our hand and seal this the 3<sup>rd</sup> day of July, 2007

Barry Morton  
BARRY MORTON

Catherine B Morton  
CATHERINE B. MORTON

STATE OF ALABAMA     )  
St. Clair COUNTY     )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Barry Morton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on 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 3<sup>rd</sup> day of July, 2007.

[SEAL]

Robyn A. Smith  
Notary Public  
My Commission Expires 01-31-2009

STATE OF ALABAMA     )  
St. Clair COUNTY     )


I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Catherine B. Morton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of July, 2007.

[SEAL]

Robyn A. Smith  
Notary Public  
My Commission Expires 01-31-09

G:\CLIENTS\007024\LLC\Deed to LLC.wpd

  
20070710000324350 2/3 \$777.50  
Shelby Cnty Judge of Probate, AL  
07/10/2007 01:49:13PM FILED/CERT

Shelby County, AL 07/10/2007  
State of Alabama

Deed Tax: \$760.50



## EXHIBIT "A"

### PARCEL I:

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South  $86^{\circ}14'18''$  East along the South boundary line of said section for a distance of 1323.58 feet; thence North  $3^{\circ}22'46''$  East, a distance of 1315.32 feet; thence South  $87^{\circ}27'24''$  East a distance of 1236.50 feet; thence North  $3^{\circ}16'38''$  East, a distance of 645.36 feet to the point of beginning; thence continue along last said course for a distance of 670.03 feet; thence North  $4^{\circ}11'20''$  East a distance of 354.47 feet; thence south  $81^{\circ}52'06''$  West, a distance of 421.61 feet; thence North  $4^{\circ}08'00''$  East, a distance of 399.81 feet to the South Right of Way line of Alabama Highway No. 25; thence North  $62^{\circ}41'14''$  West along said highway right of way line for a distance of 702.145 feet to the point of curvature of tangent curve, concave to the south, having a radius of 203.18 feet and a central angle of  $84^{\circ}30'59''$ ; thence Westerly along said curve, a distance of 228.749 feet to the point of curvature of a tangent curve, concave to the West on Shelby County Road No. 55, having a radius of 669.35 feet, a central angel of  $14^{\circ}29'50''$ , and a chord of 168.91 feet with a chord bearing of South  $18^{\circ}37'13''$  West; thence Southerly along said curve, a distance of 169.36 feet; thence South  $1^{\circ}57'22''$  West, a distance of 778.73 feet; thence South  $1^{\circ}08'09''$  West, a distance of 632.75 feet; thence South  $85^{\circ}43'10''$  East, a distance of 1260.88 feet to the point of beginning.

### PARCEL II:

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South  $86^{\circ}14'18''$  East along the South boundary line of said section for a distance of 1323.58 feet; thence North  $3^{\circ}22'46''$  East, a distance of 1315.32 feet for the point of beginning; thence South  $87^{\circ}27'24''$  East, a distance of 1236.50 feet; thence North  $3^{\circ}16'38''$  East, a distance of 645.86 feet; thence North  $85^{\circ}43'10''$  West, a distance of 2135.32 feet to the East right of way line of Shelby County Road No. 55 and the point of curvature of a tangent curve, concave to the Southeast, having a radius of 3545.57 feet, a central angel of  $4^{\circ}44'34''$ , and a chord of 293.41 feet with a chord bearing of South  $23^{\circ}48'28''$  West; thence Southwesterly along said curve, a distance of 293.49 feet; thence South  $83^{\circ}47'39''$  East, a distance of 257.96 feet; thence South  $31^{\circ}44'06''$  West, a distance of 190.07 feet; thence North  $87^{\circ}15'57''$  West, a distance of 8.15 feet; thence South  $18^{\circ}38'34''$  West, a distance of 254.75 feet; thence South  $86^{\circ}08'49''$  East, a distance of 222.57 feet; thence South  $87^{\circ}03'01''$  East, a distance of 687.55 feet to the point of beginning.

### LESS AND EXCEPT:

Commence at the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence proceed North  $87^{\circ}28'34''$  West along the South boundary of said quarter-quarter section for a distance of 430.0 feet; thence proceed North  $02^{\circ}31'26''$  East for a distance of 50.0 feet to the point of beginning. From this beginning point proceed North  $87^{\circ}28'34''$  West for a distance of 300.0 feet; thence proceed North  $02^{\circ}31'26''$  East for a distance of 436.68 feet; thence proceed South  $87^{\circ}28'34''$  East for a distance of 300.0 feet; thence proceed South  $02^{\circ}31'26''$  West for a distance of 436.68 feet to the point of beginning. The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, and contains 3.01 acres.