

SP \$1,975.000  
-MTG- 1,205.000

20070906000419150 1/3 \$787.00  
Shelby Cnty Judge of Probate, AL  
09/06/2007 01:03:22PM FILED/CERT

STATE OF ALABAMA

Shelby County, AL 09/06/2007  
State of Alabama

COUNTY OF SHELBY

Deed Tax: \$770.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that B & F REALTY #1, LLC, an Alabama limited liability company, the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to said Grantor by KATHERINE SPOONER, the Grantee, subject to the exceptions, reservations and provisions hereinafter set forth, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situate in the County of Shelby, State of Alabama, to-wit:

Lot 23-A, Whataburger's Addition to Alabaster a subdivision according to a map or plat thereof which is on file of record in the office of the Judge of Probate of Shelby County, AL, in Map Book 37, Page 50.

Together with the right of way and easement for ingress and egress described as follows:

A parcel of land situated in the Northwest quarter Section 1, Township 21 South, Range 3 West, Shelby County Alabama being more particularly described as follows:

Begin at the Southeast corner of Lot 22-A, Whataburger's Addition to Alabaster as recorded in Map Book 37, Page 50 in the Office of the Judge of Probate Shelby County, Alabama, said point also being on the Northern-most right of way of U.S. Highway #31; thence run Northwest along the South line of said Lot 22-A and along said right of way for a distance of 76.34 feet; thence leaving said South line and right of way deflect 128 degrees 34 minutes 05 seconds to the right and run in a Northeasterly direction for a distance of 38.42 feet; thence deflect 37 degrees 56 minutes 13 seconds to the left and run in a Northerly direction for a distance of 60.53 feet; thence deflect 28 degrees 36 minutes 13 seconds to the left and run in a Northwesterly direction for a distance of 65.94 feet; thence deflect 124 degrees 17 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 36.00 feet; thence deflect 85 degrees 18 minutes 30 seconds to the right and run in Southwesterly direction for a distance of 19.74 feet; thence deflect 29 degrees 35 minutes 30 seconds to the left and run in a Southerly direction for a distance of 33.60 feet; thence deflect 28 degrees 36 minutes 13 seconds to the right and run in a Southwesterly direction for a distance of 60.45 feet; thence deflect 90 degrees 37 minutes 51 seconds to the left and run in a Southeasterly direction for a distance of 24.47 feet; then deflect 77 degrees 19 minutes 58 seconds to the right and run in a Southerly direction for a distance of 35.87 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM such oil, gas and other minerals in, on and under the above described real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO THE FOLLOWING:

1. The lien for taxes hereafter falling due;

2. All existing easements and rights of way;
3. All building setback lines and restrictive covenants of record;
4. Transmission line permit to Alabama Power Company, as recorded in Deed Book 130, page 139; Deed Book 48, page 617 and Deed Book 60, page 66, in the Probate Office of Shelby County, Alabama;
5. Coal, oil, gas, and other mineral interests in, to or under the land herein described;
6. Restrictive covenant contained in the deed from Pinson Texaco, LLC and Robcar, LLC to B & F Realty #1, LLC dated on August 9, 2006 and recorded in Instrument No. 20060810000389090;
7. Easement from B & F Realty #1, LLC to Pinson Texaco, LLC and Robcar, LLC dated on August 9, 2006 and recorded in Instrument No. 20060810000389080;
8. Any loss or damage arising from the encroachment of the sign onto the right of way for U. S. Highway 31 as shown on the survey by Michael R. Bridges dated August 17, 2007.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's heirs and assigns, in fee simple, forever.

All recording references are to records in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this the 30<sup>th</sup> day of August, 2007.

B&F REALTY #1, LLC

By: B & F Holdings, Ltd., a Texas limited partnership,  
Member

By: B & F Holdings GP, LLC, a Texas limited  
liability company, General Partner

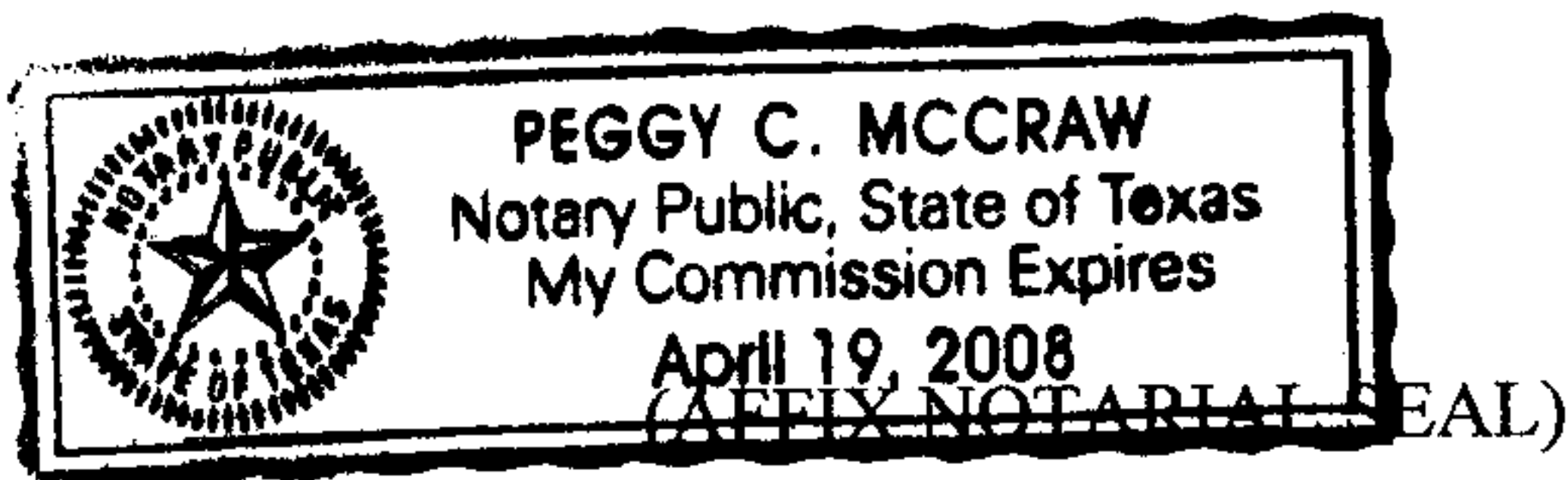
By: Jerrell M. Baird  
Jerrell M. Baird, President



STATE OF Texas  
COUNTY OF Dallas

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jerrell M. Baird, whose name as President of B & F Holdings GP, LLC, a Texas limited liability company, acting in its capacity as a general partner of B & F Holdings, Ltd., a Texas limited partnership, acting in its capacity as Member of B&F Realty #1, LLC, an Alabama limited liability company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as general partner of said partnership, which in turn was acting in its capacity as Member of said limited liability company as aforesaid.

Given under my hand and notarial seal this the 30 day of August, 2007.



Peggy C. McCraw  
NOTARY PUBLIC

My Commission Expires: April 19, 2008

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD, PC  
Post Office Box 161389  
Mobile, Alabama 36616 3349/19641  
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Grantees' address:  
15261 N.W. Aberdeen Drive  
Portland, OR 97229