This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Agricultural Holdings, LLC

WARRANTY DEED

20071105000509140 1/2 $459.00
Shelby Cnty Judge of Probate, AL
11/05/2007 08:42:42AM FILED/CERT

Shelby County, AL 11/05/2007
State of Alabama

Deed Tax:$445.00

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Forty Five Thousand dollars and Zero cents ($445,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LOUIS JOSEPH TORTORIGI and TERESA LYNN TORTORIGI, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Agricultural Holdings LLC, a Delaware limited liability company (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of October, 2007.

_____	(SEAL)	Louis Joseph Tortorigi LOUIS JOSEPH TORTORIGI	(SEAL)
_____	(SEAL)	Teresa Lynn Tortorigi TERESA LYNN TORTORIGI	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that LOUIS JOSEPH TORTORIGI and TERESA LYNN TORTORIGI whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2007.

My commission expires: 10/16/2008

Michael T. Atchison, Notary Public

ATCHISON NOTARY PUBLIC ALABAMA STATE

EXHIBIT A

Begin at the SE corner of the NE ¼ of Section 23, Township 19 South, Range 2 East; thence run westwardly along the South line of said ¼-1/4 section for a distance of 907.10 feet to a point on the easterly right of way of the Central of Georgia Railroad; thence turn an angle to the right of 68 degrees 38 minutes 00 seconds and run in a northwesterly direction along said railroad right of way for a distance of 2509.45 feet to the intersection of the easterly right of way of said Central of Georgia Railroad with the southerly right of way of the Seaboard Coast Line Railroad; thence turn an angle to the right of 55 degrees 52 minutes 00 seconds and run northeasterly along said Seaboard Coast Line Railroad right of way for a distance of 508.39 feet to the point of intersection of said Seaboard Coast Line Railroad with the South right of way line of Shelby County Highway #62; thence turn an angle to the right of 55 degrees 58 minutes 20 seconds and run in a easterly direction along said right of way for a distance of 1024.25 feet to the beginning of a curve tangent to said line; thence southerly a distance of 443.82 feet along the curve concave to the East, having a radius of 1875.27 feet and a central angle of 13 degrees 33 minutes 37 seconds; thence departing said right of way turn an angle to the right as measured from the chord of said curve of 84 degrees 59minutes 18 seconds and run in a southerly direction for a distance of 2453.41 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Karl Hager,

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