



20071113000520790 1/4 \$636.00
Shelby Cnty Judge of Probate, AL
11/13/2007 02:32:50PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Robert R. Sexton, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Ratliff Partners, LLC
1900 Crestwood Blvd.
Birmingham, Alabama 35210
Attn: Rob Jennings

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **CORNERSTONE INVESTMENTS, LIMITED LIABILITY COMPANY, also known as CORNERSTONE INVESTMENTS, LLC**, an Alabama limited liability company (the "Grantor"), does hereby grant, bargain, sell and convey unto **RATLIFF PARTNERS, LLC**, an Alabama limited liability company (the "Grantee"), and its successors and assigns, all of its right, title and interest in and to that certain real estate situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this General Warranty Deed is made subject to those matters more particularly described on Exhibit B attached hereto (the "Exceptions").

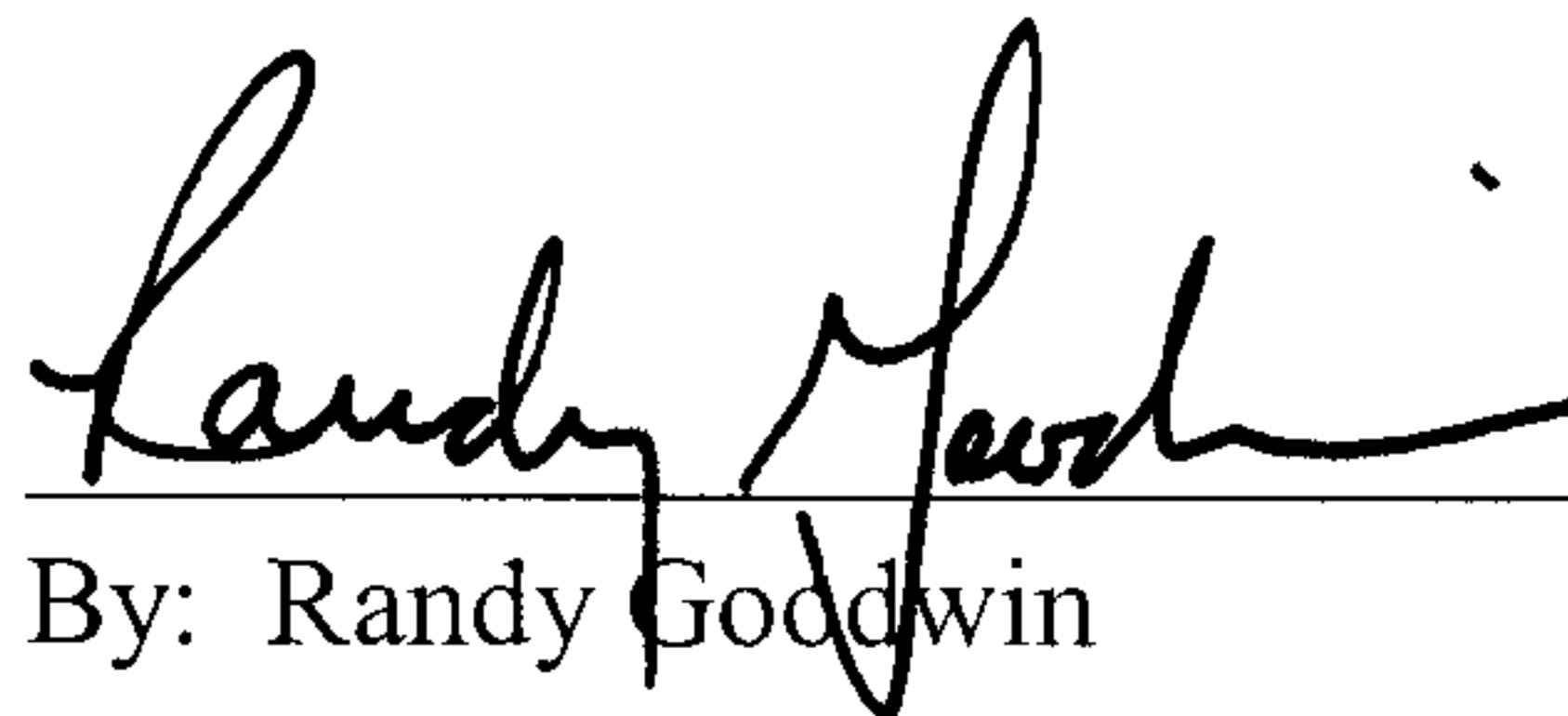
TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

And the Grantor, for the Grantor, and its successors and assigns, covenants with the Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except for the Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that no party other than Grantor is in possession of all or any portion of the Property under any unrecorded leases, tenancy at will or otherwise; and that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, and its successors and assigns, forever against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of November 13, 2007.

GRANTOR:

**CORNERSTONE INVESTMENTS,
LIMITED LIABILITY COMPANY,
an Alabama limited liability company**



By: Randy Goodwin
Its: Member

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Randy Goodwin, whose name as Member of Cornerstone Investments, Limited Liability Company, an Alabama limited liability company, 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 instrument, he, as such member, executed the same voluntarily on behalf of said limited liability company.

Given under my hand and official seal, this 13th day of November, 2007.

Shelby County, AL 11/13/2007
State of Alabama

Deed Tax: \$616.00



Notary Public
My commission expires: _____
[SEAL]

MY COMMISSION EXPIRES 10/14/2011



20071113000520790 2/4 \$636.00
Shelby Cnty Judge of Probate, AL
11/13/2007 02:32:50PM FILED/CERT

EXHIBIT A

(Description of Property)

The North ½ of the Northeast ¼ of Section 4, Township 22 South, Range 1 West; situated in Shelby County, Alabama.

Less and except any portion of the subject property lying within a publicly dedicated road right of way.




20071113000520790 3/4 \$636.00
Shelby Cnty Judge of Probate, AL
11/13/2007 02:32:50PM FILED/CERT

RL

EXHIBIT B

(Exceptions)

1. Taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.
2. Minerals interests and mining rights not owned by Grantor.
3. Transmission line across the southwest corner of the subject property as shown by the Shelby County Tax Assessor's Map.
4. Right of way to Shelby County recorded in Deed Book 107, Page 379, in the Probate Office of Shelby County, Alabama.


20071113000520790 4/4 \$636.00
Shelby Cnty Judge of Probate, AL
11/13/2007 02:32:50PM FILED/CERT

Re