

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Shelby County Board of Education
410 East College Street
Columbiana, AL 35051

LIMITED LIABILITY COMPANY FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Million Five Hundred Thousand and no/100-----**
-----Dollars (\$2,500,000.00), to the undersigned grantor, **BHS, L.L.C.**, an Alabama
limited liability company (herein referred to as GRANTOR), in hand paid by the
GRANTEEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does
by these presents, grant, bargain, sell and convey unto **SHELBY COUNTY BOARD OF**
EDUCATION (herein referred to as GRANTEE), the following real estate, situated in
SHELBY County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

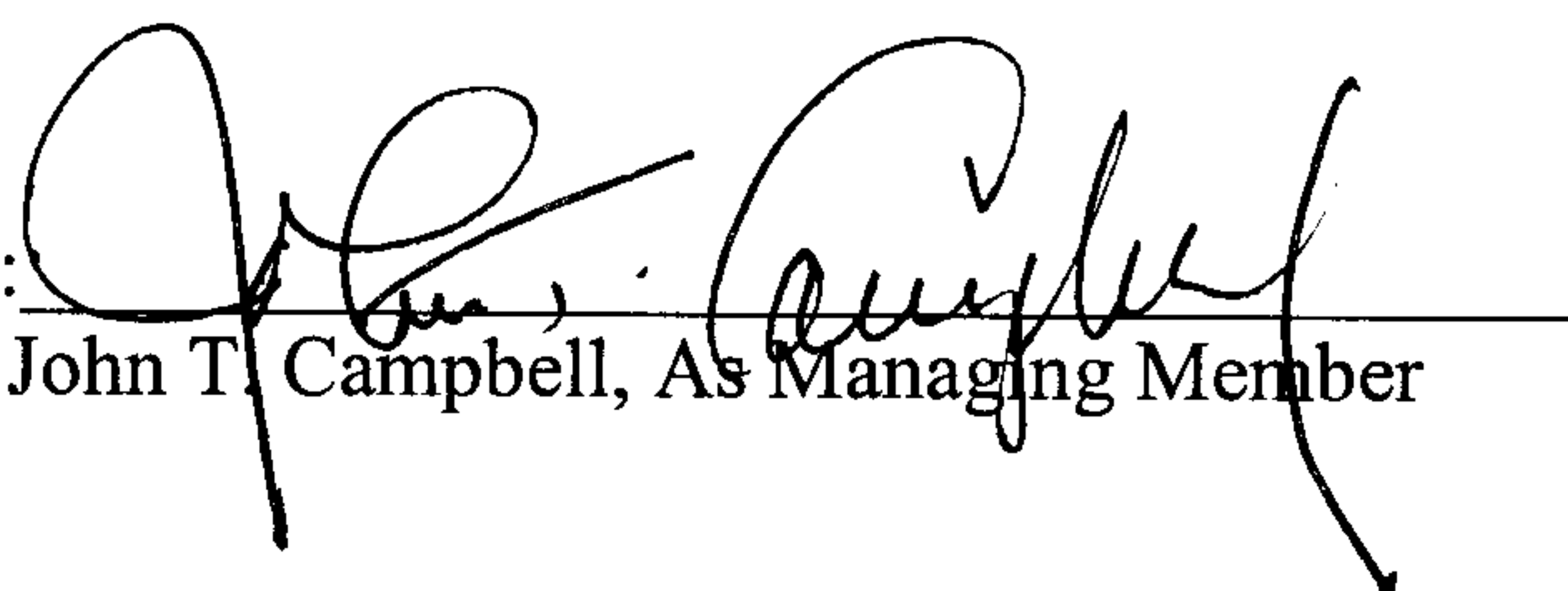
Subject to easements, restrictions, covenants, rights of way, and mineral and mining rights,
privileges, and immunities of others of record.

Subject property is one and the same as that conveyed to grantor by deeds recorded in Inst.
No. 1998-25237 and 20071206000554390, less and except the parcel conveyed by grantor by
deed recorded in Inst. No. 20071127000538420, all in the Probate Office of Shelby County,
Alabama.

And said **Grantor**, does for itself, its successors and assigns, covenant with said
Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises,
that they are free from all encumbrances unless otherwise noted above, that it has a good
right to sell and convey the same as aforesaid, and that it will, and its 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, the said **BHS, L.L.C.**, by its Managing Member, John
T. Campbell, who is authorized to execute this conveyance, has hereto set its signature and
seal, this the 12th day of December, 2007.

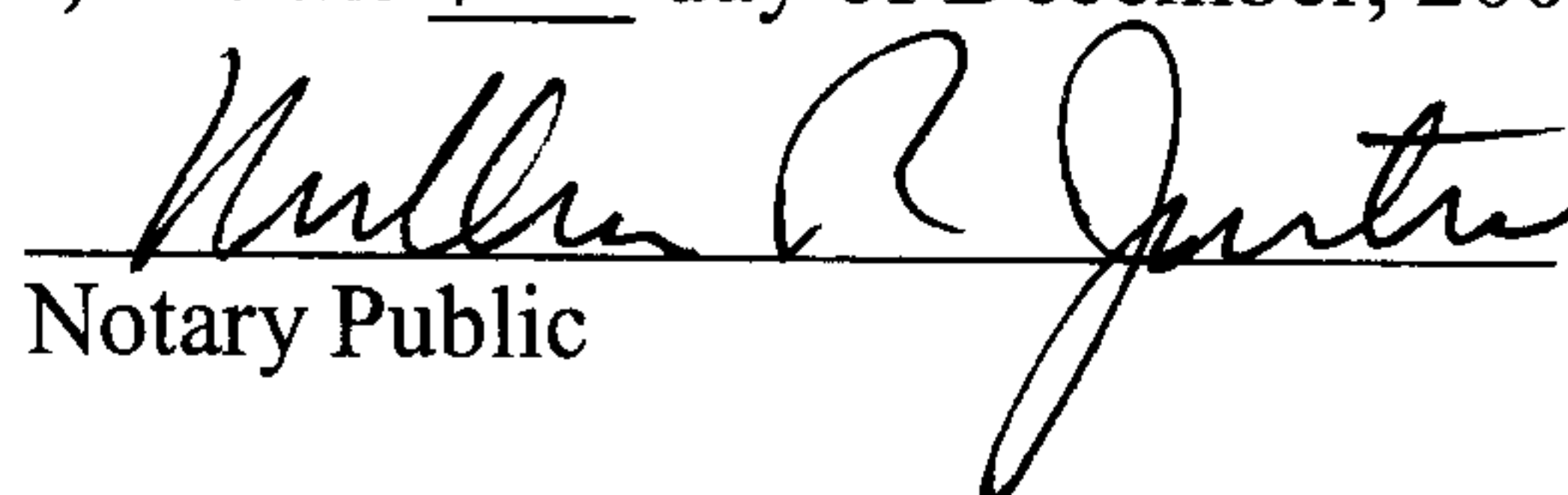
BHS, L.L.C.

BY: 
John T. Campbell, As Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that John T. Campbell, whose name as Managing Member of BHS, L.L.C., an
Alabama limited liability company, is signed to the foregoing conveyance, and who is known
to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he, as such member and with full authority, executed the same voluntarily for
and as the act of said company.

Given under my hand and official seal, this the 12th day of December, 2007.


Notary Public

My Commission Expires: 9/12/11

EXHIBIT A
LEGAL DESCRIPTION
BHS, L.L.C. TO SHELBY COUNTY BOARD OF EDUCATION

Parcel A

A parcel of land situated in the East half of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 947.20 feet to a point; thence turn an interior angle to the left of $91^{\circ} 39' 05''$ and run in a northerly direction for a distance of 356.62 feet to a found capped rebar LS #9587; thence turn an interior angle to the left of $88^{\circ} 01' 31''$ and run in an Easterly direction for a distance of 200.47 feet to a set capped rebar stamped GSA CA-560-LS, said point also being the point of beginning; thence turn an exterior angle to the right of $89^{\circ} 59' 46''$ and run in a Northerly direction for a distance of 60.00 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of $269^{\circ} 59' 46''$ and run in a Westerly direction for a distance of 200.47 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of $180^{\circ} 00' 14''$ and run in a Westerly direction for a distance of 490.64 feet to a set capped rebar stamped GSA CA-560-LS, said point also being on the Easternmost right-of-way line of Shelby County Road 35 (80' right-of-way) and said point also being on a curve to the left, said curve having a radius of 1260.81 feet, a central angle of $27^{\circ} 03' 09''$, an interior chord angle to the left of $83^{\circ} 08' 19''$ and a chord distance of 589.79 feet; thence run in a Northwesterly direction along the arc of said curve and along said right-of-way for a distance of 595.30 feet to a found $\frac{1}{2}$ inch rebar; thence leaving said right-of-way, and said curve turn an interior chord angle to the left of $95^{\circ} 20' 44''$ and run in an Easterly direction for a distance of 107.88 feet to a found $\frac{1}{2}$ inch rebar; thence turn an interior angle to the left of $272^{\circ} 21' 56''$ and run in a Northerly direction for a distance of 556.40 feet to a found $\frac{1}{2}$ inch rebar; thence turn an interior angle to the left of $61^{\circ} 39' 19''$ and run in a Southeasterly direction for a distance of 908.29 feet to a found nail and flagging in the top of a fence post; thence turn an interior angle to the left of $117^{\circ} 31' 41''$ and run in a Southerly direction for a distance of 424.82 feet to a found capped rebar LS #9587; thence turn an interior angle to the left of $269^{\circ} 59' 05''$ and run in an Easterly direction for a distance of 319.96 feet to a found capped rebar LS #9587; thence turn an interior angle to the left of $90^{\circ} 03' 56''$ and run in a Southerly direction for a distance of 242.39 feet to a found $\frac{5}{8}$ inch rebar; thence turn an interior angle to the left of $119^{\circ} 54' 03''$ and run in a Southwesterly direction for a distance of 225.43 feet to a found capped rebar LS #9587; thence turn an interior angle to the left of $150^{\circ} 00' 43''$ and run in a Westerly direction for a distance of 409.93 feet to the point of beginning.

Parcel B

A parcel of land situated in the East half of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 947.20 feet to a point; thence turn an interior angle to the left of $91^{\circ} 39' 05''$ and run in a Northerly direction for a distance of 356.62 feet to a found capped rebar LS #9587; thence turn an interior angle to the left of $88^{\circ} 01' 31''$ and run in an Easterly direction for a distance of 200.47 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an exterior angle to the right of $89^{\circ} 59' 46''$ and run in a Northerly direction for a distance of 60.00 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of $269^{\circ} 59' 46''$ and run in a Westerly direction for a distance of 200.47 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of $180^{\circ} 00' 14''$ and run in a Westerly direction for a distance of 490.64 feet to a set capped rebar stamped GSA CA-560-LS, said point also being on the Easternmost right-of-way line of Shelby County Road 35 (80' right-of-way) and said point also being on a curve to the left, said curve having a radius of 1260.81 feet, a central angle of $27^{\circ} 03' 09''$, an interior chord angle to the left of $83^{\circ} 08' 19''$ and a chord distance of 589.79 feet; thence run in a Northwesterly direction along the arc of said curve and along said right-of-way for a distance of 595.30 feet to a found $\frac{1}{2}$ inch rebar, said point also being the point of beginning, said point also being on a curve turning to the left, said curve having a radius of 1,434.89 feet, a central angle of $12^{\circ} 51' 43''$, an exterior chord to chord angle to the right of $160^{\circ} 02' 34''$ and a chord distance of 321.43 feet; thence run in a Northwesterly direction along the arc of said curve and along said right-of-way line for a distance of 322.11 feet to a set capped rebar stamped GSA CA-560-LS; thence leaving said curve turn an interior chord angle to the left of $186^{\circ} 25' 51''$ and run in a Northwesterly direction along said right-of-way line for a distance of 143.29 feet to a set capped rebar stamped GSA CA-560-LS; thence leaving said right-of-way line turn an interior angle to the left $64^{\circ} 11' 45''$ and run in an Easterly direction of 223.58 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of $97^{\circ} 07' 37''$ and run in a Southerly direction for a distance of 426.58 feet to a found $\frac{1}{2}$ inch rebar; thence turn an interior angle to the left of $87^{\circ} 38' 04''$ and run in a Westerly direction for a distance of 107.88 feet to the point of beginning.