

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:

Merkle Properties LLC
33 Salem Road Suite 1
Mountain, AL.
35115

STATUTORY WARRANTY DEED



20080909000358100 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
09/09/2008 11:42:36AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars (\$657,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, S.N.O., Inc., herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto Merkle Properties, LLC, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

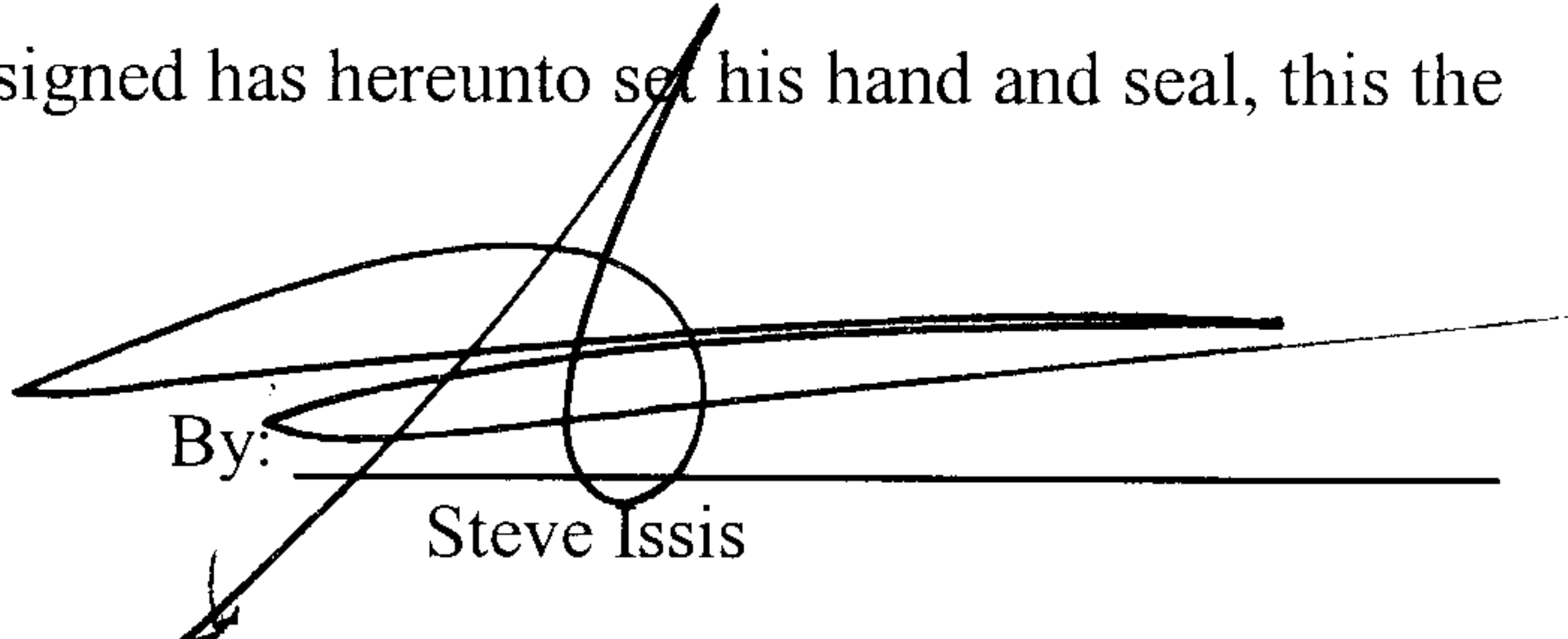
Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2008 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Rights of parties in possession under leases which leases are hereby assigned to Grantee.

\$650,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 5th day of September, 2008.

By: 
Steve Issis
Its: President

STATE OF ALABAMA)
SHELBY COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as President of S.N.O., Inc., an Alabama corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me 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 the corporation.

Given under my hand and official seal this 5th day of September, 2008.


Notary Public

My Commission Exp. 3-1-2010

Shelby County, AL 09/09/2008
State of Alabama

Deed Tax: \$7.50

First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

EXHIBIT SCHEDULE A PAGE 1 of 2
(continued)


File No. 159142

LEGAL DESCRIPTION

A parcel of land located in the NE ¼ of the NW ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said ¼ ¼ Section; thence in a Southerly direction, along the East line of said ¼ ¼ Section, a distance of 503.80 feet; thence 44 deg. 40 min. right, in a Southwesterly direction a distance of 99.92 feet to the point of beginning, said point being the intersection of the Southwesterly right of way line of Shelby County High 15 and the Westerly right of way line of Alabama Highway 119; thence 44 deg. 40 min. left, in a Southerly direction, along the Westerly right of way line of said Highway 119, a distance of 111.43 feet; thence 90 deg. Right in a Westerly direction a distance of 150.0 feet; thence 90 deg. Left in a Southerly direction a distance of 200.0 feet; thence 91 deg. 13 min. right in a Westerly direction a distance of 56.0 feet to an existing fence; thence 09 deg. 30 min. 09 sec. right in a Northwesterly direction along said fence, a distance of 381.87 feet; thence 110 deg. 56 min. 51 sec. right in a Northeasterly direction a distance of 104.30 feet; thence 90 deg. Left in a Northwesterly direction a distance of 50.0 feet to the most Easterly corner of Lot 26 of Wooley Heights, as recorded in Deed Book 77 page 443 in the Office of the Probate Judge of Shelby County, Alabama; thence 90 deg. Right in a Northeasterly direction along the Southeasterly boundary of said Subdivision, a distance of 175.0 feet; thence 90 deg. Left in a Northwesterly direction a distance of 150.0 feet to the Southeasterly right of way line of King Street; thence 90 deg. right in a Northeasterly direction along said right of way line a distance of 430.0 feet to the intersection of the Southwesterly right of way line of Shelby County Highway 15; thence 109 deg. 25 min. right in a Southeasterly direction along said Highway 15 right of way line, a distance of 603.40 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A parcel of land located in the NE ¼ of the NW ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the NE corner of said ¼ ¼ Section; thence in a Southerly direction along the East line of said ¼ ¼ Section a distance of 503.80 feet; thence 44 deg. 40 min. right in a Southwesterly direction a distance of 99.92 feet to the intersection of the West right of way line of Alabama Highway 119 and the Southwest right of way line of Shelby County Highway 15; thence 96 deg. 25 min. right in a Northwesterly direction along the Southwesterly right of way line of said Highway 15 a distance of 444.35 feet to the point of beginning; thence continue along last described course a distance of 159.05 feet to the Southeast right of way line of King Street; thence 109 deg. 25 min. left in a Southwesterly direction along said King Street right of way a distance of 430.0 feet; thence 90 deg. left in a Southeasterly direction a distance of 150.0 feet; thence 90 deg. left in a Northeasterly direction a distance of 377.13 feet to the point of beginning; being situated in Shelby County, Alabama.


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First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

EXHIBIT ~~SCHEDULE~~ A Part 2 of 2
(continued)

File No. 159142

LESS AND EXCEPT:

Part of the NE ¼ of NW ¼, Section 21, T-22-S, R-3-W, identified as Tract No. 12 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more fully described as follows:

Commencing at the Northeast corner of said NE ¼ of NW ¼, thence South along the east line of said NE ¼ of NW ¼ a distance of 111.00 meters, more or less, to the existing east right of way line of State Route 119; thence continue south along said existing east right of way line a distance of 76.367 meters; thence west a distance of 24.384 meters to the existing southwest right of way line of Shelby County Road 15; thence northwesterly along said existing southwest right of way line a distance of 7.572 meters, more or less to a point that is 16.342 meters westerly and of at right angles to the centerline of construction of State Route 119 at Station 19+24.998 and the point of beginning of the property herein to be conveyed; thence westerly a distance of 10 meters to a point that is 24.120 meters westerly of and at right angles to said centerline at Station 19+18.663; thence northwesterly a distance of 12.00 meters to a point that is 31.687 meters westerly of and at right angles to said centerline at Station 19+27.938; thence southeasterly a distance of 10 meters to a point on said existing northwest right of way line of said Shelby County Road 15, said point being 23.941 meters northwesterly of and at right angles to the centerline of Shelby County Road 15 at station 19+34.273, thence southerly along said existing northwest right of way line a distance of 12.00 meters to the point of beginning; being situated in Shelby County, Alabama.



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