

Send Tax Notice To:  
Sheffield Realty I, L.L.C.  
1800 Corporate Drive  
Birmingham, Alabama 35242

*This instrument was prepared by:*

LAURIE BOSTON SHARP,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

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**Statutory Warranty Deed**

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STATE OF ALABAMA     )

**KNOW ALL MEN BY THESE PRESENTS,**

COUNTY OF SHELBY     )

THAT IN CONSIDERATION OF ONE MILLION SEVENTY-FIVE THOUSAND and No/100 DOLLARS (\$1,075,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ZELDA INVESTMENTS, L.L.C., an Alabama limited liability company** (herein referred to as Grantor), does grant, bargain, sell and convey unto **SHEFFIELD REALTY I, L.L.C., an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

**LOT 9-B-2B-1, according to a Resurvey of Lot 9-B-2-B, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 23, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama**

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2008 and subsequent years not yet due and payable until October 1, 2008;
2. Transmission Line Permit(s) Easements and Agreements to Alabama Power Company as shown by instruments recorded in Deed Book 109, Page 490 and Deed Book 112, Page 134 in the Probate Office;
3. Easement to South Central Bell as shown by instrument recorded in Deed Book 299, Page 703 in the Probate Office;
4. Agreement with Alabama Power as to underground cables recorded in Real 75, Page 634, Real 207 Page 348 and Real 165, Pages 355 n the Probate Office;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 28, Page 581 in the Probate Office
6. Declaration of Covenants, Conditions, Restrictions for Meadow Brook Corporate Park South as set out in Real 64, page 91, with 1<sup>st</sup> Amendment in Real 95, Page 826, with 2<sup>nd</sup> Amendment in Real 141, page 784, and further amended by Notice



of Variance and Disclaimer of Reserved Easements recorded in Real Record 147, page 666, and as further amended by 3<sup>rd</sup> Amendment recorded in Real 177, page 244, with Notice of Variance and Disclaimer of Reserved Easements as set out in Real 187, page 584, as further amended by Fourth Amendment recorded in Real 243, page 453, 5<sup>th</sup> Amendment recorded in Real 245, page 89, as further amended by Notice of Variance and Disclaimer of Reserved Easements recorded in Real Record 229, page 649, and further amended by 6<sup>th</sup> Amendment as Instrument # 1992-23529, and by Acknowledgment of Completion of Improvements recorded as Instrument # 1992-23528, further amended by 7<sup>th</sup> Amendment recorded as Instrument #1995-03028, 8<sup>th</sup> Amendment recorded as Instrument # 1995-04188, 9<sup>th</sup> Amendment recorded as Instrument # 1995-5491, 10<sup>th</sup> Amendment recorded as Instrument #1996-32318, 11th Amendment recorded as Instrument # 1997-30077, 12<sup>th</sup> Amendment recorded as Instrument # 1997-37856, 13<sup>th</sup> Amendment recorded as Instrument # 1998-5588, 14<sup>th</sup> Amendment recorded as Instrument # 1998-41655, 15<sup>th</sup> Amendment recorded as Instrument # 1998-46243, 16<sup>th</sup> Amendment recorded as Instrument # 1999-2935, and 17<sup>th</sup> Amendment recorded as Instrument #20021217000631360 as affected by Notice of Variance recorded as Real 303, Page 371 in the Probate Office;

7. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880 in the Probate Office;
8. Easements obtained as set out in Deed Book 262 Page 640, Real 145, Page 554 and Real 161, Page 965 in the Probate Office;
9. Rights of others to use of easement asset set out in Easement Agreement recorded as Instrument # 1995-32946 in the Probate Office;
10. Building setback line(s) and easement(s) as shown by recorded plats, including Map Book 23, Page 11 in the Probate Office;
11. Easements to Alabama Power Company as shown by instrument recorded in instrument # 1998-17710 in the Probate Office;
12. Any and all matters of record; and
13. All matters revealed by the survey of Arrington Engineers dated September 19, 2008.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

\$913,750.00 of the above consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien,

encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 25<sup>th</sup> day of September, 2008.

**ZELDA INVESTMENTS, L.L.C.,  
an Alabama limited liability company**



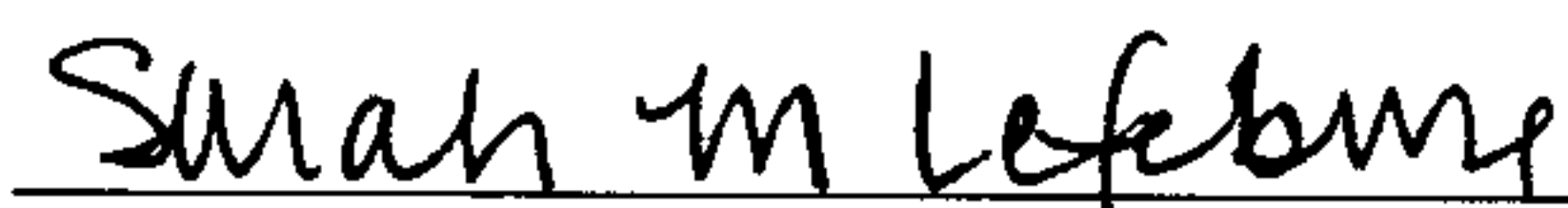
By: William Randall May

Its: Managing Member

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIAM RANDALL MAY, whose name as MANAGING MEMBER of ZELDA INVESTMENTS, L.L.C., 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 and with full authority, he executed the same voluntarily on the day the same bears date on behalf of the company.

Given under my hand and official seal this 25 day of September, 2008.



NOTARY PUBLIC

My commission expires: 3/20/10