

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
DWB Properties, LLC  
1292 Greystone Crest  
Birmingham, AL 35242

**CORPORATE GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, ADAIR PROPERTIES, LLC, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto DWB PROPERTIES, LLC, (herein referred to as GRANTEE) , the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein

And it does for itself and for 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 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.

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Shelby Cnty Judge of Probate, AL  
10/15/2008 10:10:12AM FILED/CERT


Dated this the 6<sup>th</sup> day of October, 2008.

  
\_\_\_\_\_  
ADAIR PROPERTIES, LLC  
BY: BRAD ADAIR, MEMBER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that BRAD ADAIR, as MEMBER of ADAIR PROPERTIES, LLC, whose names are signed to the foregoing conveyance on behalf of ADAIR PROPERTIES, LLC, and who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of October, 2008.

  
\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/2009

Shelby County, AL 10/15/2008  
State of Alabama

Deed Tax: \$600.00





## EXHIBIT "A"

A part of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 18 South, Range 2 East: Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 18 South, Range 2 East; thence run Westerly a distance of 405.25 feet to the point of beginning of the property being described; thence continue along last described course a distance of 1169.77 feet to a point on top of a ridge line; thence turn an angle of 119 degrees 40 minutes 10 seconds right and run along the top of the ridge line a distance of 198.73 feet to a point; thence turn an angle of 12 degrees 53 minutes right and run along the top of ridge line a distance of 46.60 feet to a point; thence turn an angle of 47 degrees 26 minutes 50 seconds right and run Easterly a distance of 1075.46 feet to a point on the West right of way line of Shelby County Highway No. 57; thence turn an angle of 99 degrees 45 minutes 10 seconds right and run a distance of 210.04 feet along said right of way line to the point of beginning; being situated in Shelby County, Alabama.

A parcel of land located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22 and in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, all in Township 18 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

Beginning at a 5/8 inch rebar representing the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22; thence run South 88 degrees 33 minutes 06 seconds East along the monumented South line of the Southeast  $\frac{1}{4}$  of the Southeast of said Section 22 for 630.64 feet to a 5/8 inch rebar; thence run North 02 degrees 17 minutes 11 seconds East for 1403.89 feet to a 5/8 inch rebar; thence run South 87 degrees 08 minutes 53 seconds East for 703.22 feet to a  $\frac{1}{2}$  inch rebar representing the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22; thence run North 02 degrees 09 minutes 20 seconds East along the monumented East line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22 for 156.60 feet to a  $\frac{1}{2}$  inch rebar in concrete; thence run North 57 degrees 24 minutes 51 seconds East 803.82 feet to a 1 inch iron in concrete; thence run South 89 degrees 11 minutes 12 seconds East for 902.68 feet to a 1 inch pipe in concrete on the West right-of-way of Shelby County Road No. 59 (80 foot right-of-way assessed); thence run along the West right-of-way of said road in an undefined curve to the right, on a chord bearing North 41 degrees 30 minutes 56 seconds East for a chord distance of 165.51 feet to the point of intersection with the West right-of-way of Shelby County Road No. 57 (80 foot right-of-way assessed); thence run along the West right-of-way of said County Road No. 57 in an undefined curve to the right on a chord bearing North 14 degrees 13 minutes 52 seconds East for a chord distance of 477.01 feet to a 5/8 inch rebar; thence run North 85 degrees 35 minutes 16 seconds West along the monumented North line of the Southwest  $\frac{1}{4}$  of said Section 23 for 1167.26 feet to a 1-  $\frac{1}{2}$  inch iron; thence run North 84 degrees 07 minutes 20 seconds West along the monumented North line of the Southwest  $\frac{1}{4}$  of said Section 23 and along the monumented North line of the Southeast  $\frac{1}{4}$  of said Section 22 for 1824.20 feet to an iron in a rock pile representing the Northwest corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22; thence run South 00 degree 04 minutes 55 seconds West along the monumented West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22 for 1378.95 feet to a rock pile representing the Southwest corner of the Northeast  $\frac{1}{4}$  of the



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## EXHIBIT "A" (Continued)

Southeast  $\frac{1}{4}$  of said Section 22; thence run North 89 degrees 18 minutes 39 seconds West along the monumented North line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22 for 1350.11 feet to a rock pile representing the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22; thence run South 04 degrees 00 minutes 31 seconds West along the monumented West line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22 for 1308.61 feet to a rock pile representing the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22; thence run South 84 degrees 14 minutes 04 seconds East along the monumented South line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 22 for 1226.56 feet to the point of beginning, situated in the Office of the Judge of Probate in Shelby County, Alabama; being situated in Shelby County, Alabama.