

175.000 RAR

This instrument prepared by:  
Rob Rimer  
The Westervelt Company, Inc.  
P. O. Box 48999  
Tuscaloosa, AL 35404-8999  
Source of Title: Doc. No. 200702232000085080

Grantee's Address:  
The Westervelt Company, Inc.  
P. O. Box 48999  
Tuscaloosa, AL 35404-8999

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STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **THE WESTERVELT COMPANY, INC.**, a Delaware corporation, to **HAWK VALLEY RANCH, LLC**, an Alabama limited liability company, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **HAWK VALLEY RANCH, LLC**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **THE WESTERVELT COMPANY, INC.**, the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforementioned premises to **THE WESTERVELT COMPANY, INC.**, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said **HAWK VALLEY RANCH, LLC**, has hereunto set its signature by Thomas B. Boston, its Managing Member, who is duly authorized on this the 18 day of November, 2008.



20081204000456280 1/3 \$192.00  
Shelby Cnty Judge of Probate, AL  
12/04/2008 10:06:47AM FILED/CERT

Shelby County, AL 12/04/2008  
State of Alabama

Deed Tax: \$175.00

20081204000456280 2/3 \$192.00  
Shelby Cnty Judge of Probate, AL  
12/04/2008 10:06:47AM FILED/CERT

HAWK VALLEY RANCH, LLC

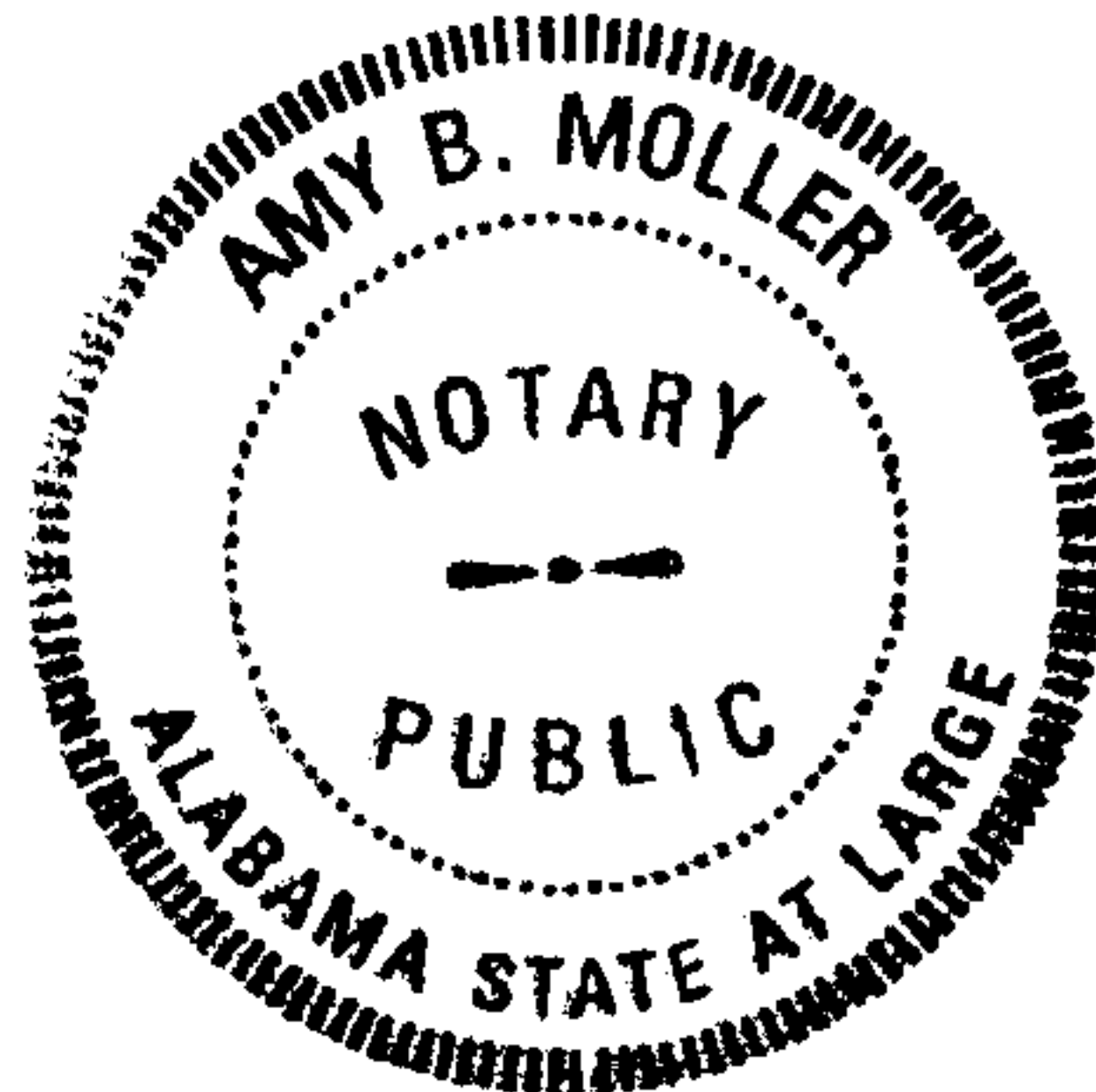
By: \_\_\_\_\_  
Name: Thomas B. Boston  
Its: Managing Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Thomas B. Boston, whose name as Managing Member of **HAWK VALLEY RANCH, LLC**, a 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 with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 18 day of November, 2008.



\_\_\_\_\_  
Notary Public in and for the  
State of Alabama at Large

My commission expires: \_\_\_\_\_  
MY COMMISSION EXPIRES  
DECEMBER 12, 2011



**Exhibit "A"**  
**Legal Description**

**PARCEL #1**

A parcel of land located in the West Half of Southwest Quarter of Section 2, Township 24 North, Range 14 East, St. Stephens Meridian, in Shelby County, Alabama, containing Twenty Seven and Eighty Two Hundredths (27.82) Acres, and being more particularly described as follows:

Start at a Shelby Iron Found (RR Rail) accepted to mark the Southwest Corner of Section 2 and run North 89 degrees 37 minutes 46 seconds East (Assumed) along the Southern boundary of said Section 2 for a distance of 913.01 feet to a set rebar, said rebar being the POINT OF BEGINNING; thence continue North 89 degrees 37 minutes 46 seconds East along the Southern boundary of said Section 2 for a distance of 400.00 feet to a Shelby Iron Found accepted to mark the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence run North 00 degrees 26 minutes 00 seconds East along the Eastern boundary of the Southwest Quarter of the Southwest Quarter of said Section 2 for a distance of 1330.31 feet to a rebar found, said rebar accepted as the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence run North 00 degrees 20 minutes 28 seconds East along the Eastern boundary of Northwest Quarter of the Southwest Quarter of said Section 2 for a distance of 1293.64 feet to a rebar found, said rebar lying on the Southern Right of Way margin of the Sawyers Cove Road, a 30' Right of Way; thence run North 89 degrees 44 minutes 28 seconds West and along the Southern Right of Way margin of the Sawyers Cove Road for a distance of 1174.02 feet to a point, said point lying on the Eastern Right of Way margin of Shelby County Road 86, an 80' Right of Way, said point lying 2.94' from a rebar found; thence run South 14 degrees 42 minutes 04 seconds West and along the Eastern right-of-way margin of Shelby County Road 86 for a distance of 206.52 feet to a set rebar; thence run South 89 degrees 44 minutes 28 seconds East for a distance of 825.08 feet to a set rebar; thence run South 00 degrees 23 minutes 14 seconds West for a distance of 2428.34 feet to the POINT OF BEGINNING.

**PARCEL #2**

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 2, Township 24 North, Range 14 East, St. Stephens Meridian, in Shelby County, Alabama, containing Twenty Three Hundredths (0.23) Acres, and being more particularly described as follows:

As the POINT OF BEGINNING, start at an Iron Pipe Found accepted to mark the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 2 and run South 00 degrees 08 minutes 34 seconds West (assumed) and along the accepted Western boundary of Section 2 for a distance of 278.54 feet to a rebar set, said rebar lying on the Western Right of Way margin of Shelby County Road 86, a 80' Right of Way; thence run North 14 degrees 42 minutes 04 seconds East along the Western Right of Way margin of Shelby County Road 86 for a distance of 288.65 feet to a rebar set, said rebar lying on the Northern boundary of the Northwest Quarter of the Southwest Quarter of said Section 2; thence South 89 degrees 28 minutes 25 seconds West along the Northern boundary of the Northwest Quarter of the Southwest Quarter of said Section 2 for a distance of 72.56 feet to the POINT OF BEGINNING.