

STATE OF ALABAMA )

SHELBY COUNTY )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **Two Million and no/100 Dollars (\$2,000,000.00)** and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Seil Co., LLC**, an Alabama limited liability company (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Rime Holdings, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama to wit:

See Attached Exhibit "A"

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding said property.

**SUBJECT TO AND EXCEPT FOR:**

1. The lien of real estate taxes, not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; any and all recorded or unrecorded leases affecting said property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and its successors and assigns, in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

The Grantor hereby covenants and agrees with the 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.

*-The Remainder of Page Intentionally Left Blank-*

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be  
~~executed on this~~ 31<sup>st</sup> day of December, 2008.  
effective as of the

Seil Co., LLC

By: [Signature]  
Name: Irving Meisler  
Title: Manager

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
IRVING MEISLER, whose name as MANAGER of Seil Co., LLC, 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 MANAGER  
and with full authority, executed the same voluntarily for and as the act of said limited liability company  
on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of DECEMBER, 2008.

AFFIX SEAL

[Signature]  
Notary Public  
My Commission Expires: 1/15/2012

**THIS INSTRUMENT PREPARED BY:**

Tom A. Ansley  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, AL 35205  
(205) 930-5300

**SEND TAX NOTICE TO:**

Harold W. Ripps  
c/o Rime Holdings, LLC  
100 Village Street  
Birmingham, Alabama 35242



Exhibit A

Parcel I:

Lots 14, 18, 19, 44, 45, 46, 47, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 117, 118 & 119, according to the Survey of Kensington Place, Phase I, Sector I, as recorded in Map Book 37, page 147, in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land situated in Section 34, Township 21 South, Range 2 West being more particularly described as follows:

Commence at the Northeast corner of the Southwest one-quarter of the Northeast one-quarter of said Section 34 and run South 00 degrees 06 minutes 42 seconds West along the East line thereof for a distance of 782.38 feet to the POINT OF BEGINNING of the property herein described; thence leaving said East line run North 89 Degrees 23 minutes 00 seconds West for a distance of 132.53 feet; thence run North 00 Degrees 37 minutes 00 seconds East for a distance of 4.68 feet; thence run North 89 Degrees 23 minutes 00 seconds West for a distance of 716.55 feet to the point of beginning of a curve turning to the right, said curve having a radius of 120.00 feet a central angle of 55 degrees 07 minutes 00 seconds, a chord bearing of North 61 Degrees 49 minutes 30 seconds West, and a chord length of 111.04 feet; thence run along the arc of said curve for a distance of 115.44 feet to the point of tangency of said curve; thence run North 34 Degrees 02 minutes 31 seconds West along a line tangent to said curve for a distance of 286.13 feet; thence run South 58 Degrees 39 minutes 49 seconds West for a distance of 136.63 feet; thence run South 48 Degrees 17 minutes 06 seconds West for a distance of 54.65 feet; thence run South 57 Degrees 40 minutes 59 seconds West for a distance of 173.42 feet; thence run South 59 Degrees 23 minutes 38 seconds West for a distance of 5.00 feet; thence run South 32 Degrees 52 minutes 49 seconds East for a distance of 17.86 feet; thence run South 54 Degrees 50 minutes 45 seconds West for a distance of 50.00 feet; thence run South 36 Degrees 12 minutes 31 seconds East for a distance of 11.15 feet; thence run South 53 Degrees 13 minutes 44 seconds West for a distance of 208.51 feet; thence run South 23 Degrees 32 minutes 04 seconds West for a distance of 38.13 feet; thence run South 17 Degrees 37 minutes 32 seconds West for a distance of 23.55 feet; thence run South 14 Degrees 41 minutes 55 seconds West for a distance of 27.92 feet; thence run South 13 Degrees 30 minutes 57 seconds East for a distance of 36.44 feet; thence run South 26 Degrees 38 minutes 13 seconds East for a distance of 65.37 feet; thence run South 29 Degrees 24 minutes 58 seconds East for a distance of 53.03 feet; thence run South 49 Degrees 41 minutes 21 seconds East for a distance of 12.12 feet; thence run North 81 Degrees 50 minutes 18 seconds East for a distance of 211.72 feet; thence run North 08 Degrees 09 minutes 42 seconds West for a distance of 29.04 feet; thence run North 79 Degrees 00 minutes 27 seconds East for a distance of 212.08 feet; thence run North 65 Degrees 23 minutes 54 seconds East for a distance of 20.53 feet; thence run South 79 Degrees 50 minutes 11 seconds East for a distance of 251.46 feet; thence run South 89 Degrees 23 minutes 00 seconds East for a distance of 626.28 feet; thence run South 00 Degrees 37 minutes 00 seconds West for a distance of 105.00 feet; thence run South 89 Degrees 23 minutes 00 seconds East for a distance of 13.84 feet; thence run South 00 Degrees 37 minutes 00 seconds West for a distance of 184.84 feet; thence run South 88 Degrees 30 minutes 28 seconds East for a distance of 245.55 feet; thence run North 00 Degrees 06 minutes 42 seconds East for a distance of 548.93 feet; to the point of beginning.

Parcel III:

Begin at the Northwest corner of the Southeast of the Northwest said Section 34 at a found capped rebar stamped # 16689; thence South 88 degrees 11 minutes 54 seconds East a distance of 2527.38 feet; thence South 00 degrees 06 minutes 42 seconds West a distance of 782.38 feet; thence North 89 degrees 23 minutes 00 seconds West a distance of 132.53 feet; thence North 00 degrees 37 minutes 00 seconds East a distance of 4.68 feet; thence North 89 degrees 23 minutes 00 seconds West a distance of 716.55 feet; thence with a curve turning to the right, said curve having a radius of 120.00 feet, a central angle of 04 degrees 31 minutes 59 seconds, a chord bearing of North 87 degrees 07 minutes 00 seconds West, and a chord distance of 9.49 feet, with an arc length of 9.49 feet; thence with a curve turning to the right, said curve having a radius of 120.00 feet, a central angle of 20 degrees 13 minutes 19 seconds, a chord bearing of North 74 degrees 44 minutes 21 seconds West and a chord distance of 42.13 feet, with an arc





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length of 42.35 feet; thence with a curve turning to the right, said curve having a radius of 120.00 feet, a central angle of 20 degrees 13 minutes 19 seconds, a chord bearing of North 54 degrees 31 minutes 02 seconds West, and a chord distance of 42.13 feet, with an arc length of 42.35 feet; thence with a curve turning to the right, said curve having a radius of 120.00 feet, a central angle of 10 degrees 08 minutes 22 seconds, a chord bearing of North 39 degrees 20 minutes 11 seconds West, and a chord distance of 21.21 feet, with an arc length of 21.24 feet; thence North 34 degrees 16 minutes 00 seconds West a distance of 82.25 feet; thence North 53 degrees 48 minutes 13 seconds East a distance of 1.98 feet; thence North 36 degrees 24 minutes 09 seconds West a distance of 50.00 feet; thence North 53 degrees 28 minutes 08 seconds East a distance of 1.01 feet; thence North 34 degrees 16 minutes 00 seconds West a distance of 153.81 feet; thence South 58 degrees 39 minutes 49 seconds West a distance of 136.63 feet; thence South 48 degrees 17 minutes 06 seconds West a distance of 54.65 feet; thence South 57 degrees 40 minutes 59 seconds West a distance of 173.42 feet; thence South 59 degrees 23 minutes 38 seconds West a distance of 5.00 feet; thence South 32 degrees 52 minutes 49 seconds East a distance of 17.86 feet; thence South 54 degrees 50 minutes 45 seconds West a distance of 50.00 feet; thence South 36 degrees 12 minutes 31 seconds East a distance of 11.15 feet; thence South 53 degrees 13 minutes 44 seconds West a distance of 208.51 feet; thence South 23 degrees 32 minutes 04 seconds West a distance of 38.13 feet; thence South 17 degrees 37 minutes 32 seconds West a distance of 23.55 feet; thence South 14 degrees 41 minutes 55 seconds West a distance of 27.92 feet; thence South 13 degrees 30 minutes 57 seconds East a distance of 36.44 feet; thence South 26 degrees 38 minutes 13 seconds East a distance of 65.37 feet; thence South 29 degrees 24 minutes 58 seconds East a distance of 53.03 feet; thence South 49 degrees 41 minutes 21 seconds East a distance of 12.12 feet; thence South 49 degrees 41 minutes 21 seconds East a distance of 31.20 feet; thence South 14 degrees 14 minutes 03 seconds East a distance of 36.85 feet; thence South 14 degrees 14 minutes 03 seconds East a distance of 5.53 feet; thence South 02 degrees 50 minutes 13 seconds West a distance of 23.04 feet; thence South 03 degrees 31 minutes 46 seconds West a distance of 10.73 feet; thence South 53 degrees 29 minutes 58 seconds East a distance of 67.69 feet; thence South 36 degrees 51 minutes 18 seconds West a distance of 50.00 feet; thence South 44 degrees 42 minutes 31 seconds West a distance of 101.95 feet; thence North 00 degrees 06 minutes 00 seconds East a distance of 47.30 feet; thence North 88 degrees 18 minutes 53 seconds West a distance of 945.75 feet; thence North 00 degrees 02 minutes 53 seconds West a distance of 1343.68 feet; which is the point of beginning.

Less and Except:

Lots 48-87 and lots 104-116 according to the Survey of Kensington Place, Phase 1, Sector 2, as recorded in Map Book 40, page 75, in the Probate Office of Shelby County, Alabama

Parcel IV:

Lots 2 and 3, according to the Survey of Kensington Apartments, as recorded in Map Book 37, page 148, in the Probate Office of Shelby County, Alabama.

Parcel V:

Lots 48-87 and lots 104-116 according to the Survey of Kensington Place, Phase 1, Sector 2, as recorded in Map Book 40, page 75, in the Probate Office of Shelby County, Alabama

Shelby County, AL 12/31/2008  
State of Alabama

Deed Tax: \$2000.00