

**THIS INSTRUMENT WAS PREPARED BY:**

John F. De Buys, Jr., Esq.  
BURR & FORMAN LLP  
420 N. 20th Street, Ste. 3100  
Birmingham, AL 35203

**SEND TAX NOTICE TO:**

Shelby County, Alabama  
Main Street  
Columbiana, Alabama

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned **SAIIA HIGHWAY 52, LLC**, a/ka SAIA HIGHWAY 52, LLC, an Alabama limited liability company (the "Grantor"), in hand paid by **Shelby County, Alabama, a political subdivision of the State of Alabama** (the "Grantee"), receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the real estate situated in Shelby County, Alabama, described as follows:

**See Exhibit A (two pages) attached hereto and made a part hereof for legal description.**

Subject to:

1. Ad valorem taxes for 2010 and subsequent years, not yet due and payable;
2. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record;
3. All matters which would be revealed by an accurate survey or physical inspection of the subject real estate;
4. Mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assign forever.

And the Grantor does for itself and its successors and assigns covenant with the 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 will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

And Grantor does represent and warrant that it is the one and same LLC which is the grantor in the deed recorded as Instrument #20060203000056500 in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Saiia Highway 52, LLC has caused this deed to be executed on this 27 day of December, 2009.

**SAIIA HIGHWAY 52, LLC**

By: **SAIIA INVESTMENTS, LLC,**  
Its Sole Member

By:

*Joseph A. Saiia*  
Joseph A. Saiia, Manager

*Mary Graves Saiia*  
Mary Graves Saiia, Manager

STATE OF ALABAMA     )  
Jefferson COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph A. Saiia** and **Mary Graves Saiia**, whose names as Managers of Saiia Investments, LLC, an Alabama limited liability company, which LLC is the sole member of Saiia Highway 52, LLC, an Alabama limited liability company, are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of such deed, they, in their capacity as such Managers of the sole member of Grantor and with full authority, executed the same voluntarily for and as the act of said Saiia Investments, LLC, the sole member of Saiia Highway 52, LLC on the day the same bears date.

Given under my hand and seal of office, this 27 day of Dec, 2009.

*Karen Elizabeth Mann*  
Notary Public  
My Commission Expires: 4 17 13

[SEAL]





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Shelby Cnty Judge of Probate, AL  
12/29/2009 04:20:32 PM FILED/CERT

**LEGAL DESCRIPTION (RIGHT OF WAY DEDICATION)**  
**TRACT 1 (PARCEL 1):**

A parcel of land situated in the Northwest quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the said Northwest quarter of the Southeast quarter and run North 00 degrees 38 minutes 36 seconds West along the East line of said quarter – quarter section for a distance of 209.60 feet to the POINT OF BEGINNING, said point also being on the existing Northernmost right of way line of Shelby County Road 52 (80' R.O.W.), said point also being on a curve turning to the left, said curve having a radius of 1472.39 feet, a central angle of 39 degrees 33 minutes 22 seconds, a chord bearing of North 89 degrees 07 minutes 47 seconds West, and a chord distance of 996.45 feet; thence leaving said quarter – quarter line run along said Northernmost right of way line and along the arc of said curve for a distance of 1016.52 feet; thence run South 71 degrees 05 minutes 32 seconds West along said Northernmost right of way line for a distance of 383.91 feet to a point on the West line of said quarter – quarter line; thence leaving said Northernmost right of way line run North 00 degrees 31 minutes 16 seconds West along said West line for a distance of 61.95 feet to a point on the proposed Northernmost right of way line of said Shelby County Road 52; thence leaving said West line run North 65 degrees 29 minutes 27 seconds East along said proposed right of way line for a distance of 295.62 feet; thence run North 70 degrees 20 minutes 16 seconds East along said proposed right of way line for a distance of 90.62 feet; thence run North 74 degrees 14 minutes 40 seconds East along said proposed right of way line for a distance of 214.41 feet; thence run North 78 degrees 23 minutes 08 seconds East along said proposed right of way line for a distance of 189.38 feet; thence run North 86 degrees 48 minutes 35 seconds East along said proposed right of way line for a distance of 133.73 feet; thence run South 89 degrees 55 minutes 50 seconds East along said proposed right of way line for a distance of 189.37 feet; thence run South 75 degrees 18 minutes 57 seconds East along said proposed right of way line for a distance of 194.40 feet; thence run South 73 degrees 21 minutes 53 seconds East along said proposed right of way line for a distance of 106.05 feet to said East line of said quarter – quarter line; thence run South 00 degrees 35 minutes 59 seconds East along said East line for a distance of 129.73 feet to the POINT OF BEGINNING. Said parcel contains 141,551 square feet or 3.25 acres more or less.



LEGAL DESCRIPTION (RIGHT OF WAY DEDICATION)  
TRACT 1 (PARCEL 2):

A parcel of land situated in the Northwest quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the said Northwest quarter of the Southeast quarter and run South 89 degrees 58 minutes 41 seconds West along the South line of said quarter – quarter section for a distance of 1335.41 feet to the POINT OF BEGINNING, said point also being on the proposed Southernmost right of way line of Shelby County Road 52; thence continue to run South 89 degrees 58 minutes 41 seconds West along said proposed right of way line and along said South line of said quarter – quarter section for a distance of 25.55 feet; to the West line of said quarter – quarter section; thence leaving said South line run North 00 degrees 31 minutes 16 seconds West along said west line for a distance of 16.56 feet to a point on the existing Southernmost right of way line of said Shelby County Road 52, said point also being on a curve turning to the left, said curve having a radius of 1472.39 feet, a central angle of 00 degrees 19 minutes 21 seconds, a chord bearing of North 71 degrees 15 minutes 13 seconds East, and a chord distance of 8.29 feet; thence leaving said West line run along said existing right of way line and along the arc of said curve for a distance of 8.29 feet; thence run North 71 degrees 05 minutes 32 seconds East along said existing right of way line for a distance of 402.20 feet to a point on a curve turning to the right, said curve having a radius of 1392.39 feet, a central angle of 04 degrees 24 minutes 03 seconds, a chord bearing of North 73 degrees 17 minutes 34 seconds East, and a chord distance of 106.92 feet; thence run along said existing right of way line and along the arc of said curve for a distance of 106.95 feet to a point on said proposed Southernmost right of way line; thence leaving said existing right of way line run South 12 degrees 44 minutes 48 seconds East along said proposed right of way line for a distance of 40.06 feet; thence run South 67 degrees 05 minutes 13 seconds West along said proposed right of way line for a distance of 203.00 feet; thence run South 84 degrees 30 minutes 25 seconds West along said proposed right of way line for a distance of 223.34 feet; thence run South 57 degrees 43 minutes 30 seconds West along said proposed right of way line for a distance of 76.40 feet to the POINT OF BEGINNING. Said parcel contains 18,851 square feet or 0.43 acres more or less.

