

*Ridge Trace*  
Cons: <sup>b</sup> 1,506,400. <sup>w</sup>

This instrument was prepared by:

William C. Byrd, II, Esq.  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

When recorded mail to:

Randolph H. Lanier  
Balch & Bingham LLP  
P.O. Box 306  
Birmingham, AL 35201

STATE OF ALABAMA )

COUNTY OF SHELBY )

**LIMITED WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), whose address is 1901 6<sup>th</sup> Avenue North, 19<sup>th</sup> Floor, Birmingham, Alabama 35203, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **STREET RESIDENTIAL CONSTRUCTION, L.L.C.**, an Alabama limited liability company ("Grantee"), whose address is 5800 Feldspar Way, Hoover, Alabama 35244, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its successors and assigns forever, all of its right, title, and interest in and to the following described real property, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions, reservations, encumbrances, liens, and other matters of record.
2. Ad valorem taxes for the 2009 tax year and all subsequent years.
3. All rights of redemption.
4. All applicable zoning, building, and land use laws, rules, regulations, statutes and ordinances.

All of the purchase price for this deed is represented by a purchase money mortgage recorded contemporaneously herewith.

5. All matters that would be disclosed by an accurate survey of the Property.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

*[Remainder of Page Intentionally Blank.]*



20091230000476940 2/6 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 02:20:24 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 17<sup>th</sup> day of December, 2009.

**REGIONS BANK,**  
an Alabama banking corporation

By: Thomas A. Neely  
Name: Thomas A. Neely  
Title: Executive Vice President

STATE OF ALABAMA                     )  
   :  
JEFFERSON COUNTY                    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas A. Neely, whose name as Executive Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17<sup>th</sup> day of December, 2009.

Denma Ann Sandeas  
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-8-2013



20091230000476940 3/6 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 02:20:24 PM FILED/CERT

Exhibit A


Property

**PARCEL 1**

Part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26 and thence run North 89 degrees 16 minutes 34 seconds East along the North line of said 1/4-1/4 section for 419.47 feet; thence run South 00 degrees 34 minutes 58 seconds East for 99.49 feet; thence run South 31 degrees 45 minutes 41 seconds West for 374.62 feet; thence run South 10 degrees 45 minutes 34 seconds West for 769.87 feet to a point on the Northeasterly right-of-way of Shelby County Highway #93; thence run North 49 degrees 02 minutes 47 seconds West along said road right-of-way for 1,086.35 feet to the point of the beginning of the curve to the right, having a radius of 533.69 feet and a central angle of 53 degrees 59 minutes 00 seconds; thence run Northerly along said road right-of-way and said curve for 502.84 feet to a point on the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 26; thence run North 89 degrees 30 minutes 10 seconds East along said 1/4-1/4 section for 922.87 feet to the point of beginning;

LESS AND EXCEPT from the above that part platted and described as Lots 22-A and 23-A, according to the Resurvey of Lots 21, 22, and 23 Quail Ridge, as recorded in Map Book 39, Page 149, in the Probate Office of Shelby County, Alabama;


  
20091230000476940 4/6 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 02:20:24 PM FILED/CERT

## PARCEL 2

A tract of land located in the North-West quarter of the North-East quarter and the North-West quarter of Section 26, Township 20 South, Range 4 West, of the Huntsville Principal Meridian, Shelby County, Alabama, described as follows:

Begin at the southeast corner of the South-East quarter of the North-West quarter; thence west along the south boundary of said quarter-quarter a distance of 546.27 feet to the center line of a public road conveyed to Shelby County by United States Steel Corporation by document dated June 3, 1966 (Shelby County Road #93); thence along the center line of said road for the following four (4) courses; 1) thence turning an angle of 122 degrees, 58 minutes to the right 123.14 feet to the beginning of an arc of a curve, said curve turning to the left, having a radius of 573.69 feet and being subtended by a central angle of 81 degrees, 32 minutes, 30 seconds; 2) thence along the arc of said curve 816.46 feet; 3) thence along a straight line tangent to said curve 2,010.81 feet to the point of beginning of an arc of a curve tangent to said straight line, said curve turning to the right, having a radius of 573.69 feet, being subtended by a central angle of 53 degrees, 39 minutes, 38 seconds, having a chord length of 517.87 feet; 4) thence along the arc of said curve 537.29 feet to the north boundary of Section 26, said point being 382.51 feet east of the northwest corner of Section 26; thence east along the north boundary of Section 26 to the northeast corner of the North-West quarter of the North-East quarter; thence south 00 degrees 04 minutes 06 seconds East along the east boundary of the North-West quarter of the North-East quarter 985.20 feet; thence South 89 degrees 29 minutes 05 seconds West 630.23 feet; thence South 00 degrees 01 minutes 41 seconds East 347.26 feet to the South boundary of the North-West quarter of the North-East quarter; thence west along the south boundary of the North-West quarter of the North-East quarter to the southeast corner of the North-East quarter of the North-West quarter; thence south along the east boundary of the South-East quarter of the North-West quarter to the southeast corner of the said quarter-quarter, said point also being the point of beginning;


*(Parcel 2 description continued on next page)*

  
20091230000476940 5/6 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 02:20:24 PM FILED/CERT

LESS AND EXCEPT from the above that part platted and described as Lots 22-A and 23-A, according to the Resurvey of Lots 21, 22, and 23 Quail Ridge, as recorded in Map Book 39, Page 149, in the Probate Office of Shelby County, Alabama; and

ALSO LESS AND EXCEPT: Part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26 and thence run North 89 degrees 16 minutes 34 seconds East along the North line of said 1/4-1/4 section for 419.47 feet; thence run South 00 degrees 34 minutes 58 seconds East for 99.49 feet; thence run South 31 degrees 45 minutes 41 seconds West for 374.62 feet; thence run South 10 degrees 45 minutes 34 seconds West for 769.87 feet to a point on the Northeasterly right-of-way of Shelby County Highway #93; thence run North 49 degrees 02 minutes 47 seconds West along said road right-of-way for 1,086.35 feet to the point of the beginning of the curve to the right, having a radius of 533.69 feet and a central angle of 53 degrees 59 minutes 00 seconds; thence run Northerly along said road right-of-way and said curve for 502.84 feet to a point on the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 26; thence run North 89 degrees 30 minutes 10 seconds East along said 1/4-1/4 section for 922.87 feet to the point of beginning.

  
20091230000476940 6/6 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/30/2009 02:20:24 PM FILED/CERT