

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
White Oak Associates, LLC
1 White Oak Lane
Montevallo, Alabama 35111

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Thousand and 00/100 (\$500,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Nelson R. Bailey and Jane Lee Bailey, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **White Oak Associates, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

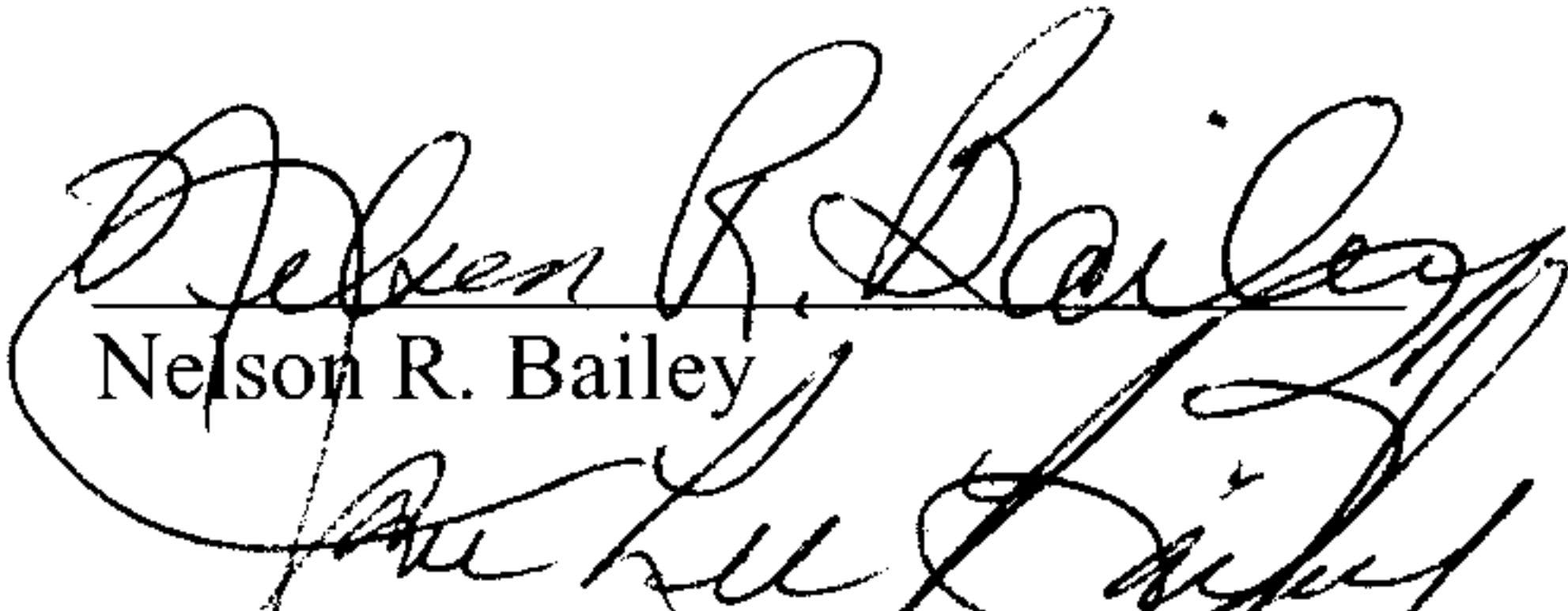
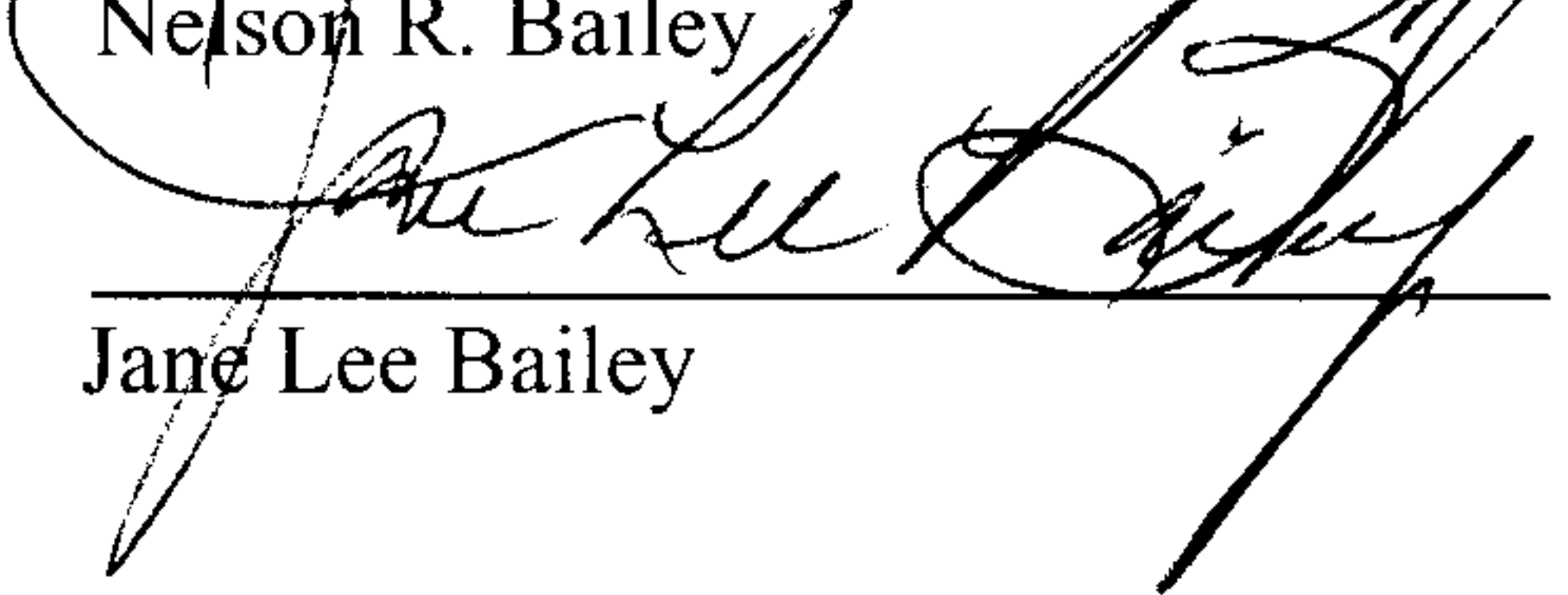
See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20th day of January, 2010.

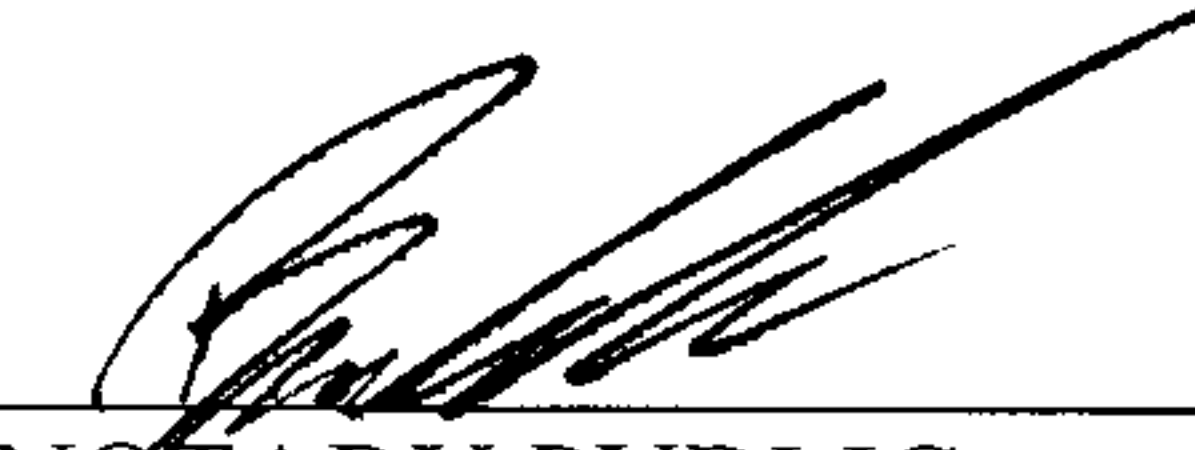

Nelson R. Bailey

Jane Lee Bailey

STATE OF ALABAMA)

COUNTY OF SHELBY)

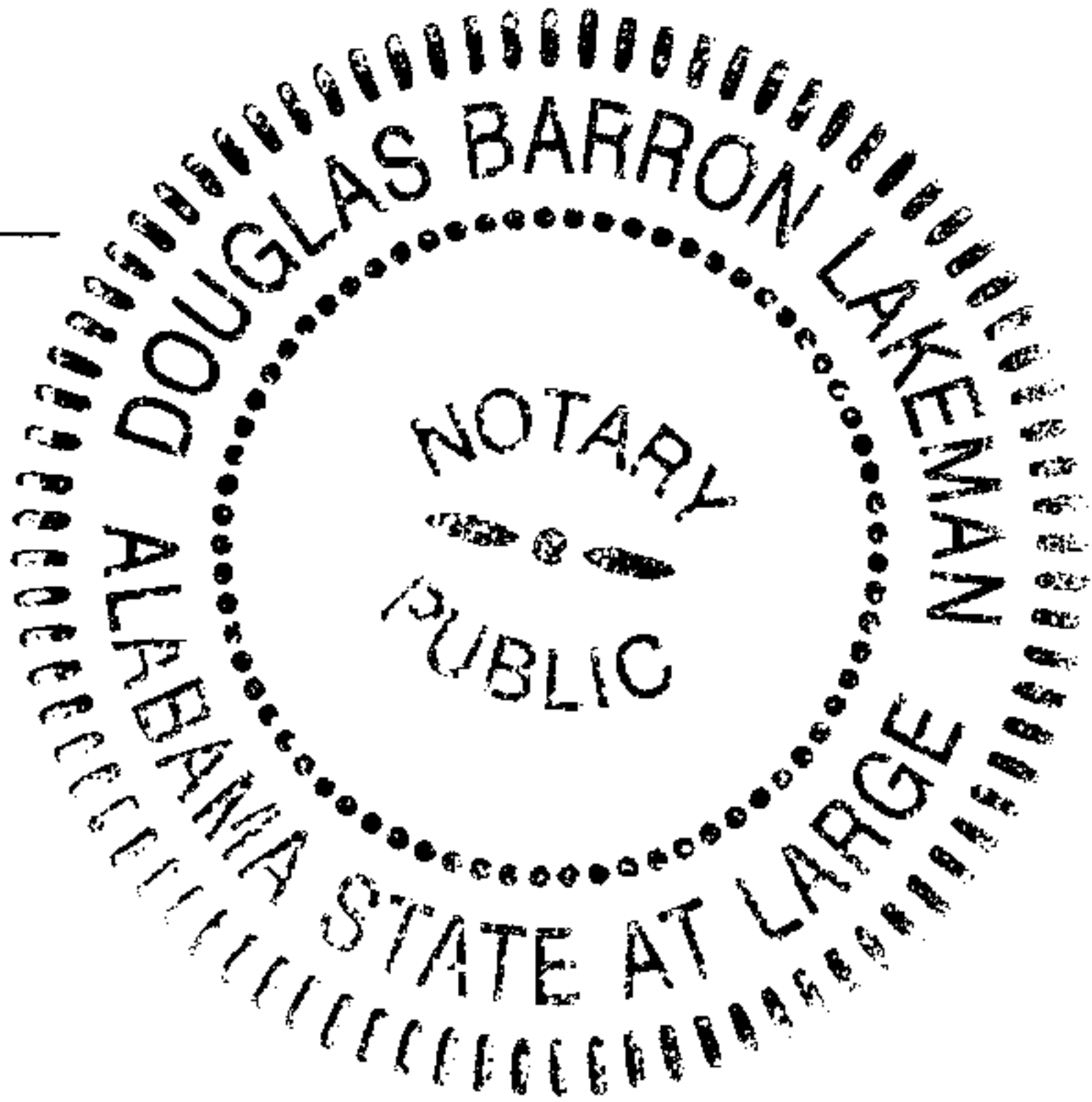
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Nelson R. Bailey and Jane Lee Bailey, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of January, 2010.



NOTARY PUBLIC
My Commission Expires: 3-3-12

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12




20100121000020110 1/2 \$514.00
Shelby Cnty Judge of Probate, AL
01/21/2010 10:48:53 AM FILED/CERT


Shelby County, AL 01/21/2010
State of Alabama
Deed Tax : \$500.00

Exhibit "A"

LEGAL DESCRIPTION

A parcel of land located in the SE ¼ of the SW ¼ of Section 30 and the NE ¼ of the NW ¼ of Section 31, all in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NW ¼ of the NW ¼ of said Section 31; thence North 5 deg. 36 min. 05 sec. East a distance of 386.00 feet to the point of beginning; thence continue along the last described course a distance of 284.78 feet; thence South 81 deg. 16 min. 35 sec. East a distance of 999.91 feet; thence South 5 deg. 23 min. 40 sec. West a distance of 775.20 feet to a point on the Northerly right of way line of County Highway No. 12 (Smokey Road- 80 foot right of way), said point lying on a compound curve to the left having a radius of 3,968.30 feet and a central angle of 3 deg. 13 min. 55 sec., subtended by a chord which bears South 89 deg. 08 min. 43 sec. West a chord distance of 223.82 feet; thence along the arc of said curve and said right of way line a distance of 223.85 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 2,651.65 feet and a central angle of 11 deg. 56 min. 44 sec.; subtended by a chord which bears South 81 deg. 33 min. 23 sec. West a distance of 551.85 feet; thence along the arc of said curve and said right of way line a distance of 552.85 feet to the end of said curve; thence South 75 deg. 51 min. 50 sec. West along said right of way line a distance of 65.95 feet; thence leaving said right of way line North 14 deg. 08 min. 10 sec. West a distance of 360.18 feet; thence North 5 deg. 36 min. 05 sec. East a distance of 387.22 feet; thence North 84 deg. 23 min. 55 sec. West a distance of 59.77 feet to the point of beginning; being situated in Shelby County, Alabama.


20100121000020110 2/2 \$514.00
Shelby Cnty Judge of Probate, AL
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