



20100330000094620 1/3 \$297.50  
Shelby Cnty Judge of Probate, AL  
03/30/2010 11:18:03 AM FILED/CERT

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

Send Tax Notice To:

Hoover AA, LLC  
150 Metro Park  
Rochester, New York 14623

Prepared by:

Law Office of Annette T. Ruff, LLC  
Annette T. Ruff, Esq.  
712 29<sup>th</sup> Street South Suite B-3  
Birmingham, AL 35233  
205-803-1640

**RECORD**

FIRST

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## STATUTORY WARRANTY DEED

Assessed Value \$287,530.00

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, AA Valleydale, LLC, a Delaware limited liability company ("Grantor") does grant, bargain, sell and convey unto Hoover AA, LLC, an Alabama limited liability company (Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof;

This conveyance is made and accepted subject to all validly existing and enforceable restrictions, encumbrances, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations of record affecting the Property and to all matters shown by a current, on-the-ground survey of the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, unto Grantee, its successors, assigns and legal representatives forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its, successors, assigns and legal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereto by, through or under Grantor but not otherwise, subject, however to the Permitted Exceptions.

[SIGNATURE ON FOLLOWING PAGE]

21268301-R

Shelby County, AL 03/30/2010

State of Alabama


Deed Tax : \$280.50

20100330000094620 2/3 \$297.50  
Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, the undersigned, by its signature hereto, makes this conveyance effective as of this ~~24<sup>th</sup>~~<sup>12<sup>th</sup></sup> day of February, 2010.

GRANTOR:

AAValleydale, LLC, a Delaware limited liability company

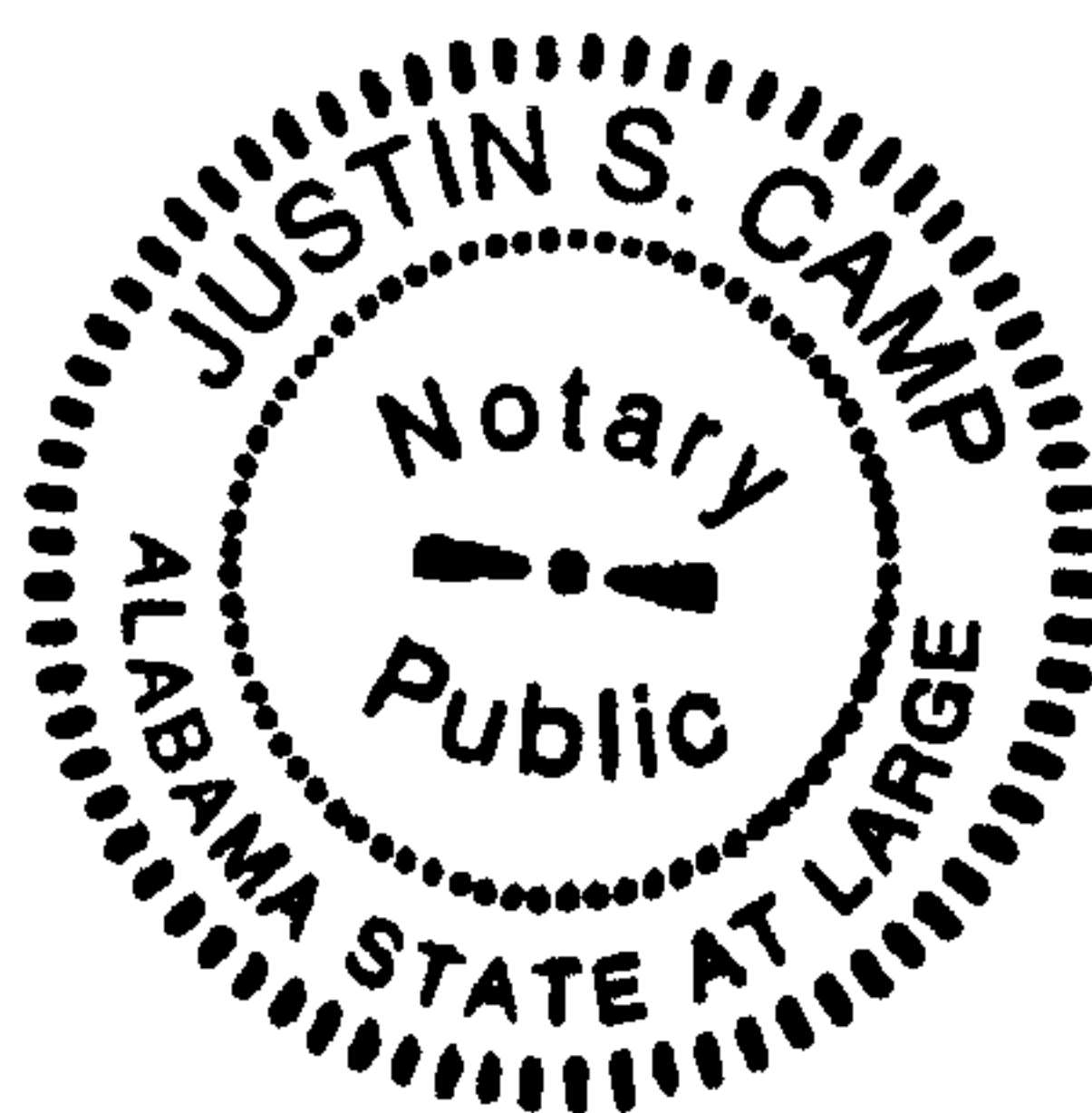
By:  [SEAL]  
Chris Yates  
Its Manager

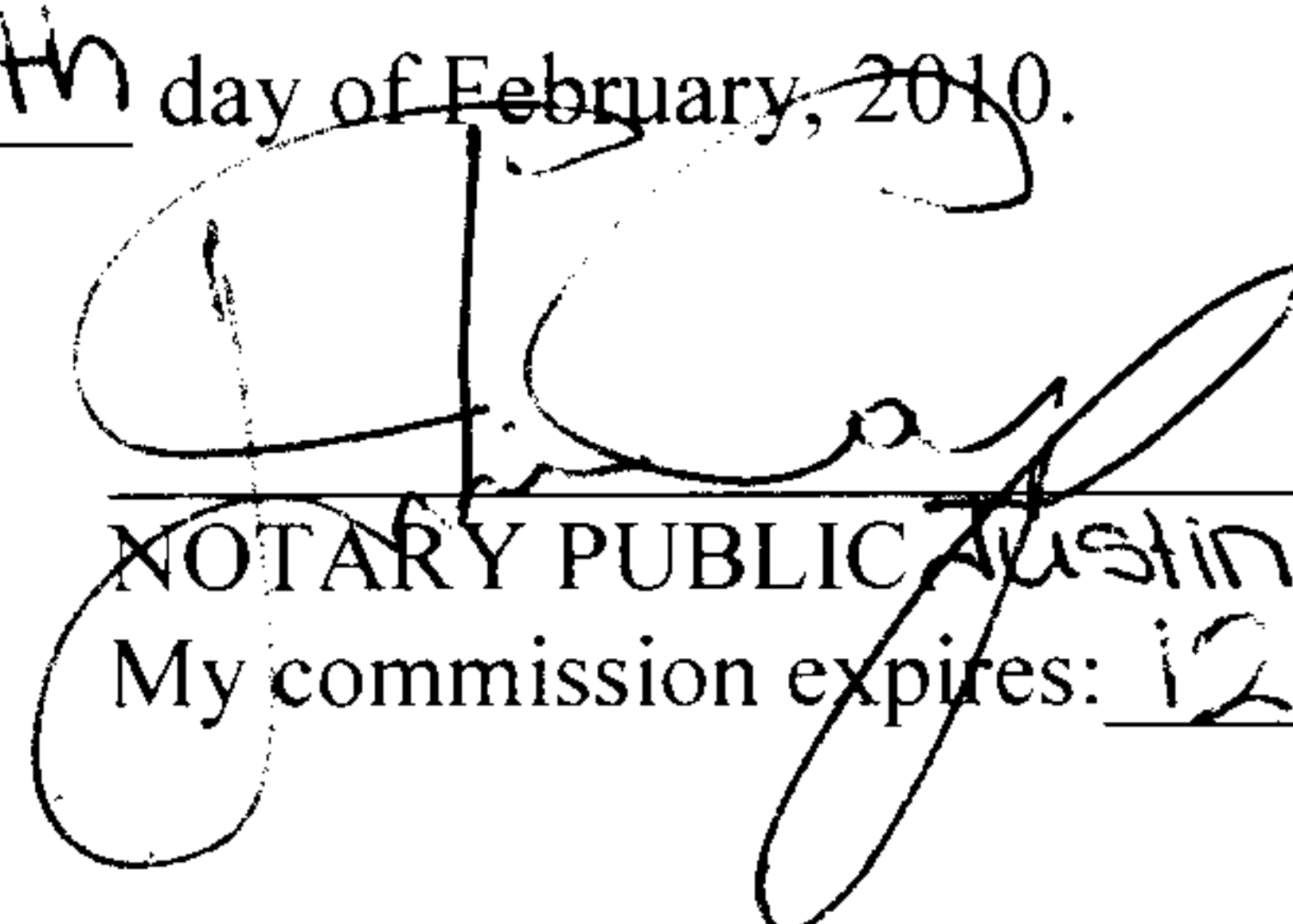
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

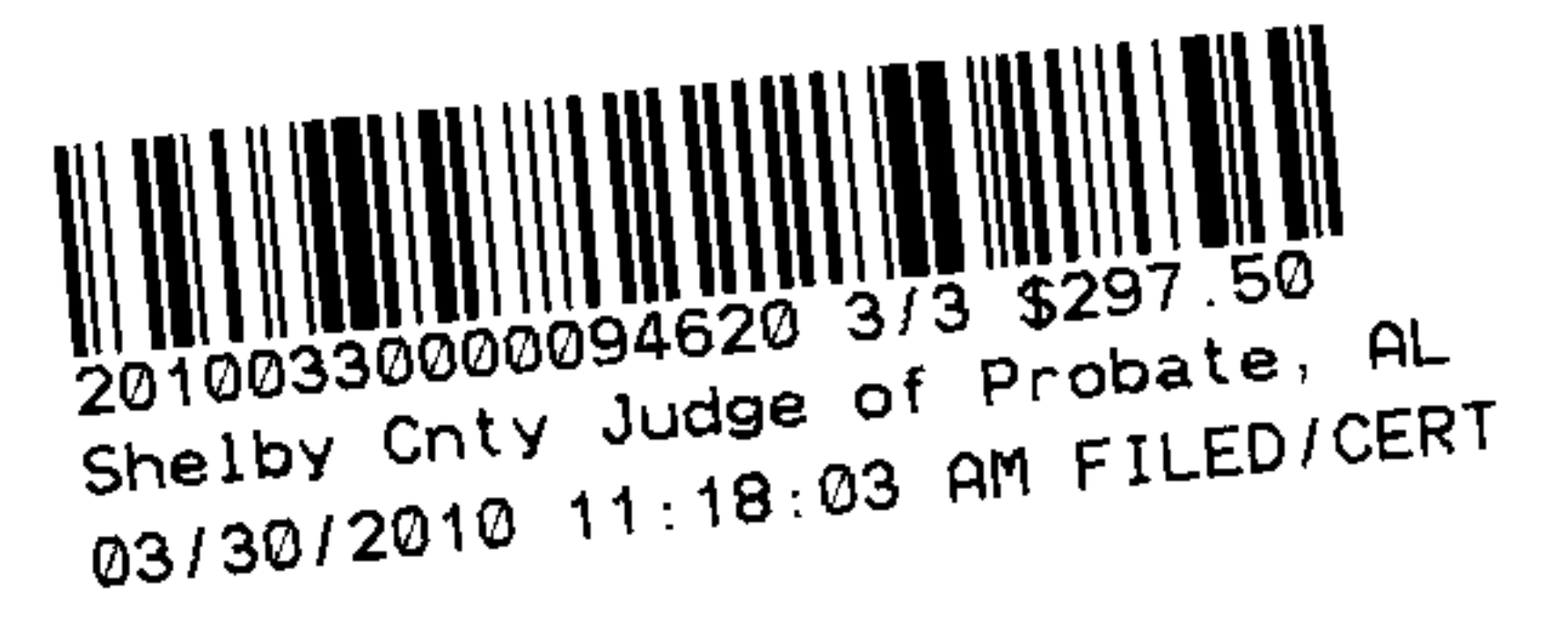
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Chris Yates, whose name as Manager of AA Valleydale, LLC, a Delaware limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such manager and 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 4<sup>th</sup> day of February, 2010.

[NOTARY SEAL]



  
NOTARY PUBLIC Justin S. Camp  
My commission expires: 12-15-13



**EXHIBIT "A"**

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 2A ACCORDING TO THE RESURVEY OF LOT 2, LAKEVIEW COMMERCIAL PARC, AS RECORDED IN MAP BOOK 40, PAGE 23 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II:

THOSE CERTAIN INTERESTS AND EASEMENT RIGHTS DESCRIBED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKEVIEW COMMERCIAL PARC, DATED JUNE 8, 2006, RECORDED JUNE 22, 2006 IN DOCUMENT NUMBER 20060622000300400 OF SHELBY COUNTY RECORDS AND SHOWN ON THE PLAT OF LAKEVIEW COMMERCIAL PARC, AS RECORDED IN PLAT BOOK 35, PAGE 149 OF SHELBY COUNTY RECORDS.