

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Name & Address of Grantee:

Buchanan Woodlands, LLC
1064 Valley Creek Road
Shelby AL 36202

This Instrument Prepared by:

Martin G. Woosley, Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

THIS INDENTURE, executed this 15th day of July, 2010, by the undersigned ROBERT S. WAITE, III, AS TRUSTEE OF THE ROBERT S. WAITE FAMILY SHARE TRUST, AS CREATED UNDER THE WILL OF ROBERT S. WAITE, JR., DECEASED (SHELBY COUNTY PROBATE CASE NO. 35-137) ("Grantor") in favor of BUCHANAN WOODLANDS, LLC, an Alabama limited liability company (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, ROBERT S. WAITE, III, AS TRUSTEE OF THE ROBERT S. WAITE FAMILY SHARE TRUST, AS CREATED UNDER THE WILL OF ROBERT S. WAITE, JR., DECEASED (SHELBY COUNTY PROBATE CASE NO. 35-137) does hereby grant, bargain, sell and convey unto BUCHANAN WOODLANDS, LLC, an Alabama limited liability company, and its successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.


\$2,000,000 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This conveyance and the warranties herein contained are expressly made subject to those matters of title shown on the public records, including (*inter alia*) those set forth in the title commitment accepted by Grantee at closing. The within named Trust is one and the same as the Robert S. Waite Family Share Trust dated March 3, 1996, which is the Grantee in that certain deed recorded as Instrument No. 20061215000612360, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for Grantor, and for the heirs, executors, administrators, successors and assigns of Grantor covenant with the said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, arising by, through or under Grantor; that Grantor has a good right to sell and convey the same as aforesaid;

Shelby County, AL 07/15/2010

State of Alabama
Deed Tax : \$68.50


20100715000226350 1/5 \$93.50
Shelby Cnty Judge of Probate, AL
07/15/2010 03:42:24 PM FILED/CERT

that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee forever, against the lawful claims of all persons arising by, through or under Grantor. This conveyance is made "AS IS", with no representations or warranties respecting the condition or suitability of the property conveyed and sold hereunder.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, this 5th day of July, 2010.

"GRANTOR:"

Robert S. Waite III [SEAL]

Robert S. Waite, III, as Trustee of the Robert S. Waite Family Share Trust, as created under the Will of Robert S. Waite, Jr., deceased (Shelby County Probate Case No. 35-137)

STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Robert S. Waite, III**, whose name as Trustee of the Robert S. Waite Family Share Trust, as created under the Will of Robert S. Waite, Jr., deceased (Shelby County Probate Case No. 35-137), 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 Trustee of said Trust, executed the same voluntarily, in his capacity as Trustee of said Trust, on the day same bears date.

[Signature]
Notary Public


My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 12, 2012



20100715000226350 2/5 \$93.50
Shelby Cnty Judge of Probate, AL
07/15/2010 03:42:24 PM FILED/CERT

EXHIBIT A


20100715000226350 3/5 \$93.50
Shelby Cnty Judge of Probate, AL
07/15/2010 03:42:24 PM FILED/CERT

A parcel of land situated in Sections 12, 13, and 14, Township 22 South, Range 1 West, and in Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at a railroad rail found, locally accepted to be the Southwest corner of said Section 12; thence run North 01 degrees 13 minutes 17 seconds East along the West line of said Section 12 and also along an old fence line crossing Beaver Creek Road for a distance of 1,332.51 feet to a flat bar found, locally accepted to be the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 12; thence run North 89 degrees 33 minutes 51 seconds East along the North line of said Quarter-Quarter Section for a distance of 1,093.19 feet to a concrete monument found at the corner of a fence; thence North 88 degrees 57 minutes 28 seconds East crossing said Beaver Creek Road for a distance of 418.17 feet to a ½-inch rebar found; thence run North 01 degrees 55 minutes 03 seconds East crossing said Beaver Creek Road for a distance of 624.10 feet to a ½-inch rebar found; thence run South 89 degrees 59 minutes 27 seconds West for a distance of 209.93 feet to a concrete monument found on the West line of the Northeast Quarter of the Southwest Quarter of said Section 12; thence run North 01 degrees 53 minutes 16 seconds East along said West line for a distance of 763.15 feet to a concrete monument found, locally accepted to be the Northwest corner of said Quarter-Quarter Section; thence run South 89 degrees 59 minutes 01 seconds East along the North line of the Northeast Quarter of the Southwest Quarter and the North line of the Northwest Quarter of the Southeast Quarter of said Section 12 crossing said Beaver Creek Road for a distance of 2,645.99 feet to a railroad rail found, said rail being 16.27 feet East of a 1-inch open top iron found at the corner of a fence, said rail locally accepted to be the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 12; thence run South 00 degrees 40 minutes 01 seconds West along the East line of said Quarter-Quarter Section for a distance of 1,313.14 feet to a 1-inch open top iron found, locally accepted to be the Southeast corner of said Quarter-Quarter Section, and also being the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 12; thence run South 00 degrees 45 minutes 44 seconds West along the East line of said Quarter-Quarter Section for a distance of 1,343.87 feet to a railroad rail found, locally accepted to be the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 13; thence run South 01 degrees 48 minutes 21 seconds West along the East line of said Quarter-Quarter Section for a distance of 876.01 feet to a rebar found and shown on a survey by Joe Miller, dated July 21, 1988, said rebar being in three feet of water; thence run South 89 degrees 41 minutes 03 seconds East for a distance of 943.28 feet to a ½-inch rebar found; thence run South 03 degrees 58 minutes 44 seconds West for a distance of 421.39 feet to an iron pin set on the North line of the Southeast Quarter of the Northeast Quarter of said Section 13; thence run North 88 degrees 31 minutes 49 seconds East along said North line and also the North line of a prescriptive right of way for Shelby County, Alabama for a distance of 415.90 feet to a railroad rail found locally accepted to be the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 18; thence run South 87 degrees 31 minutes 33 seconds East along the North line of said Quarter-Quarter and also along the North line a prescriptive Shelby County, Alabama right of way for a distance of 1,093.07 feet to a Joe Mullins capped iron found on the West right of way line of Shelby County Highway No. 47, said iron being 237.39 feet West of a railroad rail found, locally accepted to be the Northeast corner of said Quarter-Quarter Section; thence run South 04 degrees 47 minutes 08 seconds East along said West right of way line for a distance of 97.84 feet to a ½-inch rebar found at the Northwest corner of Shelby Post Office Parcel; thence run North 85 degrees 21 minutes 08 seconds West along the North line of said Parcel for a distance of 199.99 feet to a ½-inch rebar found; thence run South 04 degrees 40 minutes 02 seconds West along the West line of said Parcel for a distance of 149.94 feet to a ½-inch rebar found; thence run South 85 degrees 18 minutes 58 seconds East along the South line of said Parcel for a distance of 226.56 feet to a ½-inch rebar found on the West right of way line of Shelby County

Highway No. 47; thence run South 08 degrees 03 minutes 05 seconds East along said West right of way line for a distance of 439.89 feet to a 5/8-inch rebar found; thence run North 87 degrees 40 minutes 30 seconds West for a distance of 261.70 feet to a 1/2-inch rebar found; thence run South 00 degrees 53 minutes 14 seconds West for a distance of 638.46 feet to a 1-inch open top iron found on the North line of the Northwest Quarter of the Southwest Quarter of said Section 18; thence run South 00 degrees 41 minutes 57 seconds West for a distance of 1,021.86 feet to a rebar found with Joe Mullins cap on the North right of way line of Shelby County Highway No. 42; thence run South 73 degrees 29 minutes 55 seconds West along said North right of way line established by Joe Mullins, shown on his survey dated September, 1988 for a distance of 1,639.68 feet to an iron pin set on a curve to the right, having a central angle of 12 degrees 34 minutes 01 seconds, a radius of 5,460.01 feet, and a chord bearing of South 79 degrees 47 minutes 53 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said North right of way line for a distance of 1,197.57 feet to an iron pin set; thence run South 86 degrees 08 minutes 41 seconds West along said North right of way line for a distance of 793.15 feet to a 5/8-inch rebar found at the corner of a fence; thence run North 07 degrees 07 minutes 57 seconds West along said fence for a distance of 231.52 feet to a 1/2-inch pipe found at the corner of a fence; thence run North 66 degrees 57 minutes 52 seconds West along said fence for a distance of 255.89 feet to an iron pin set on the Northeast line of a prescriptive right of way; thence run North 51 degrees 59 minutes 10 seconds West along said Northeast line for a distance of 71.00 feet to an iron pin set; thence run South 38 degrees 00 minutes 50 seconds West crossing said prescriptive right of way for a distance of 40.00 feet to an iron pin set on a South line of a cemetery; thence run North 51 degrees 59 minutes 10 seconds West along the North line of said cemetery for a distance of 355.35 feet to an iron pin set; thence run North 57 degrees 22 minutes 28 seconds West along said cemetery line for a distance of 162.88 feet to an iron pin set; thence run South 87 degrees 59 minutes 19 seconds West along said cemetery line for a distance of 95.90 feet to a 2-inch open top iron found; thence run North 74 degrees 03 minutes 47 seconds West along said cemetery line for a distance of 129.44 feet to an iron pin set in a swamp; thence run South 72 degrees 34 minutes 42 seconds West along said cemetery line for a distance of 150.99 feet to a 2-inch open top iron found; thence run South 07 degrees 36 minutes 33 seconds West along the West line of said cemetery for a distance of 215.85 feet to a 2-inch open top iron found; thence run South 83 degrees 49 minutes 46 seconds East along the South line of said cemetery for a distance of 234.23 feet to a 1/2-inch rebar found; thence run South 09 degrees 05 minutes 10 seconds West along a line established on Joe Miller survey dated July 21, 1988 for a distance of 395.74 feet to an iron pin set; thence run South 48 degrees 38 minutes 24 seconds West for a distance of 40.00 feet to an iron pin set in the centerline of a railroad right of way; thence run South 41 degrees 21 minutes 36 seconds East along the centerline of said railroad right of way for a distance of 216.54 feet to an iron pin set on the North right of way line of Shelby County Highway No. 42; thence run South 59 degrees 34 minutes 42 seconds West along said North right of way line a distance of 271.27 feet to an iron pin set on a curve to the right, having a central angle of 11 degrees 51 minutes 23 seconds, a radius of 1,392.41 feet, and a chord bearing of South 65 degrees 30 minutes 24 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said North right of way line for a distance of 288.14 feet to an iron pin set; thence run South 78 degrees 25 minutes 58 seconds West for a distance of 357.50 feet to a disk found set by Joe Mullins in his survey dated September, 1988, on the North right of way line of said Shelby County Highway No. 42; thence run North 11 degrees 19 minutes 27 seconds West for a distance of 80.37 feet to an iron pin found that was disturbed and re-set with SSI cap on the North line of an old road bed; thence run South 86 degrees 36 minutes 41 seconds West along said North line as established by S.M. Allen on his survey dated January 13, 1987, for a distance of 1,004.17 feet to a point; thence run North 27 degrees 06 minutes 06 seconds West along S.M. Allen's line for a distance of 36.77 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter of said Section 13, said point being 494.48 feet North of a 3-inch pipe, locally accepted to be the Southwest corner of said Section 13; thence run North 01 degrees 17



minutes 21 seconds East along the West line of said Quarter-Quarter Section for a distance of 616.20 feet to a ¼-inch rebar found, said rebar being 5.14 feet West of a Mullins capped iron; thence run South 89 degrees 40 minutes 24 seconds West for a distance of 210.01 feet to a ¼-inch rebar found, said iron rebar found being 5.22 feet West of a Joe Mullins capped iron; thence run North 01 degrees 19 minutes 47 seconds East for a distance of 210.02 feet to a ¼-inch rebar found in the centerline of a dirt road, also being on the South line of the Northeast Quarter of the Southeast Quarter of said Section 14; thence run South 89 degrees 37 minutes 44 seconds West along the South line of said Quarter-Quarter Section and also along the centerline of said dirt road for a distance of 106.07 feet to a ¼-inch rebar found in the centerline of said road, lying 21.45 feet South of a corner of a fence; thence run North 00 degrees 53 minutes 26 seconds East along said fence for a distance of 1,320.57 feet to a 1 ½-inch open top iron found at the corner of a fence on the South line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence run South 89 degrees 41 minutes 45 seconds West along the South line of said Quarter-Quarter Section and also along the South line of the Southwest Quarter of the Northeast Quarter of said Section 14 for a distance of 2,311.16 feet to a ½-inch rebar found locally accepted to be the Southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 14; thence run North 00 degrees 22 minutes 32 seconds East along the West line of said Quarter-Quarter Section for a distance of 627.71 feet to a 3/8-inch rebar found on the East line of the Southeast Quarter of the Northwest Quarter of said Section 14; thence run North 89 degrees 46 minutes 54 seconds West for a distance of 384.24 feet to an iron pin set on the East right of way line of Egg and Butter Road, said iron pin set being on a curve to the right, having a central angle of 12 degrees 56 minutes 34 seconds, a radius of 493.81 feet, and a chord bearing of North 14 degrees 38 minutes 01 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said East right of way line for a distance of 111.55 feet to an iron pin set; thence run North 08 degrees 09 minutes 44 seconds West along said East right of way line for a distance of 184.37 feet to an iron pin set on a curve to the right, having a central angle of 12 degrees 52 minutes 52 seconds, a radius of 868.75 feet and a chord of North 01 degrees 43 minutes 18 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said East right of way line for a distance of 195.31 feet to an iron pin set on a reverse curve to the left, having a central angle of 10 degrees 56 minutes 02 seconds, a radius of 813.64 feet and a chord bearing of North 00 degrees 44 minutes 53 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said East right of way line for a distance of 155.27 feet to an iron pin set; thence run North 06 degrees 12 minutes 54 seconds West along said East right of way line for a distance of 41.56 feet to an iron pin set on the North line of the Southeast Quarter of the Northwest Quarter of said Section 14, said iron pin being 21.73 feet East of a PK nail set in the pavement of Egg and Butter Road on the North line of said Quarter-Quarter Section; thence run North 89 degrees 29 minutes 19 seconds East along the north line of said Quarter-Quarter Section and also along the North line of the Southwest Quarter of the Northeast Quarter of said Section 14 for a distance of 1,575.81 feet to a rebar set with cap inside a ¾-inch old deteriorating open top iron found; thence run North 01 degrees 10 minutes 22 seconds East for a distance of 210.37 feet to a 2-inch bar found; thence run North 88 degrees 14 minutes 36 seconds East for a distance of 211.39 feet to a 3/8-inch rebar found, being 4.28 feet North of a 1-inch open top iron found, said 3/8-inch rebar also being on the West line of the Northeast Quarter of the Northeast Quarter of said Section 14; thence run North 01 degrees 06 minutes 42 seconds East along the West line of said Quarter-Quarter Section and also along a fence for a distance of 1,109.82 feet to a railroad rail found, locally accepted to be the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence run North 89 degrees 55 minutes 28 seconds East along the North line of said Quarter-Quarter Section crossing Mud Creek and crossing a railroad right of way for a distance of 1,330.92 feet to the point of beginning. According to survey of Carl Daniel Moore, RLS #12159, dated December 17, 2009.

