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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA                     )  
   :  
COUNTY OF SHELBY                    )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Thousand Dollars (\$600,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **John Roper (a/k/a John P. Roper) and Patricia G. Roper, his wife** ("Grantor"), do hereby grant, bargain, sell and convey unto **BT Montevallo Associates, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, the following-described property situated in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Tractor Supply Company Resurvey of Ropers Survey, a Commercial Subdivision, as recorded in Map Book 41, Page 131, in the Probate Office of Shelby County, Alabama, together with the right of ingress and egress over, across and through the 30' wide ingress egress and utility easements identified in Map Book 39, page 20 and Map Book 41, Page 131

This conveyance is made subject to:

1. All taxes for 2010 and subsequent years, a lien not yet due and payable.
2. Transmission line permit to Alabama Power Company, recorded in Deed Book 109, page 200, in the Probate Office of Shelby County, Alabama.
3. Sanitary Sewer Easement to the City of Montevallo, recorded in Instrument 2000-20919, in the Probate Office of Shelby County, Alabama.
4. Matters shown on survey map of record in Map Book 41, Page 131, in the Probate Office of Shelby County, Alabama.

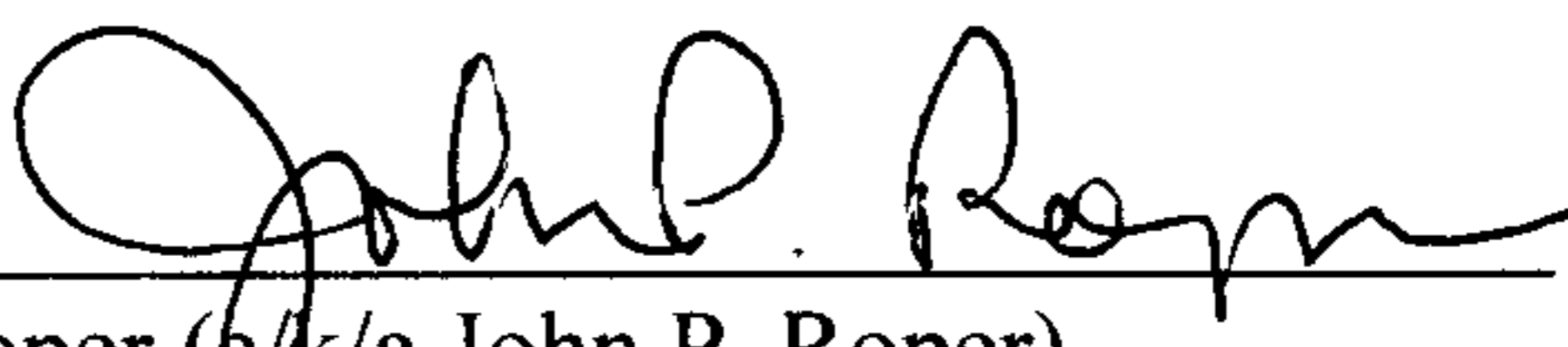
\$600,000.00 of the above recited consideration was paid by mortgage loan recorded simultaneously herewith.

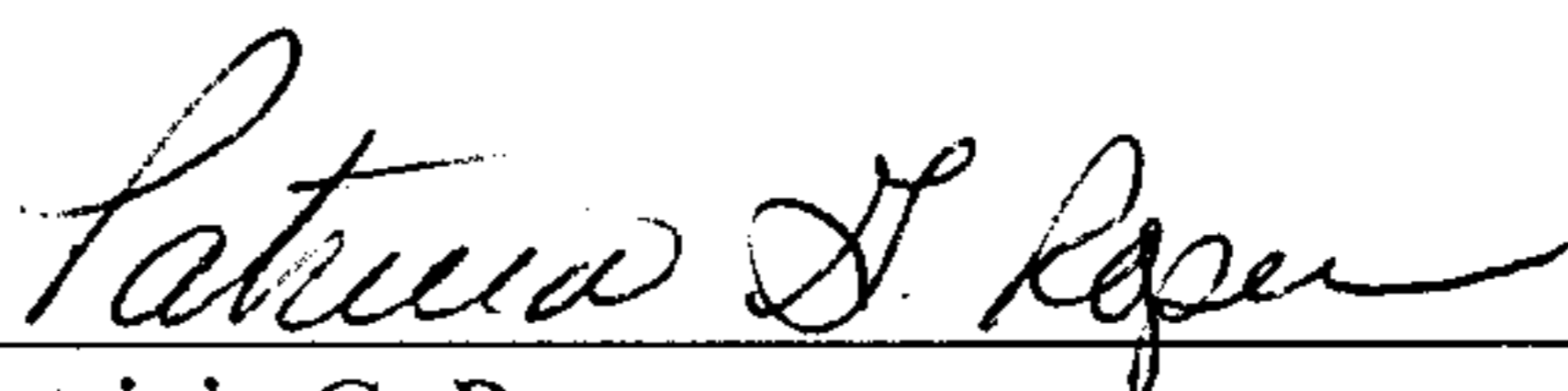
For ad valorem tax purposes only, the mailing address of the Grantee herein is 943 Oak Valley Lane, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD, the above-described property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors and assigns, forever.

And the said Grantor does for itself, its heirs, successors and assigns, covenant with said Grantee, its successors and assigns, that, except as hereinabove provided, it is lawfully seized in fee simple of the property conveyed hereby; that the property is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said Grantee, its successors and assigns; and the Grantor will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, Grantor, has caused this instrument to be executed on this 12th  
day of August, 2010.

  
John Roper (a/k/a John P. Roper)

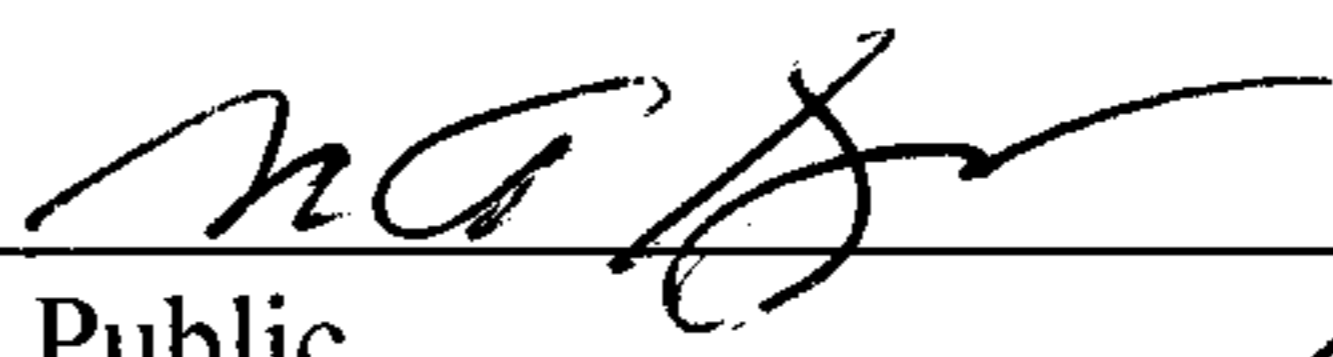
  
Patricia G. Roper

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for the said County, in said State,  
hereby certify that John Roper (a/k/a John P. Roper) and Patricia G. Roper, 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 conveyance they executed the same voluntarily on  
the day the same bears date.

Given under my hand this the 12th day of August, 2010.

(SEAL)

  
Notary Public  
My commission expires: 8/13/13  
Mitchell A. Spears

This instrument was prepared by:  
Sam D. Hodges, III, Esq.  
Grissim and Hodges  
323 Union Street, Suite 400  
Nashville, Tennessee 37201  
(615) 255-7496

**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT  
EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN  
OPINION WITH RESPECT THERETO.**