

20100819000267470 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/19/2010 03:29:32 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
High Times Adventure Real Estate, LLC
Post Office Box 190279
Birmingham, AL 35219

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seven Hundred Fifty Thousand and No/00----- Dollars (\$750,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Boonie Investments, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **High Times Adventure Real Estate Co., LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Boonie Investments, LLC**, by its Managing Member, William Archie Phillips and Sharon C. Phillips, Member, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of August, 2010.

BOONIE INVESTMENTS, LLC

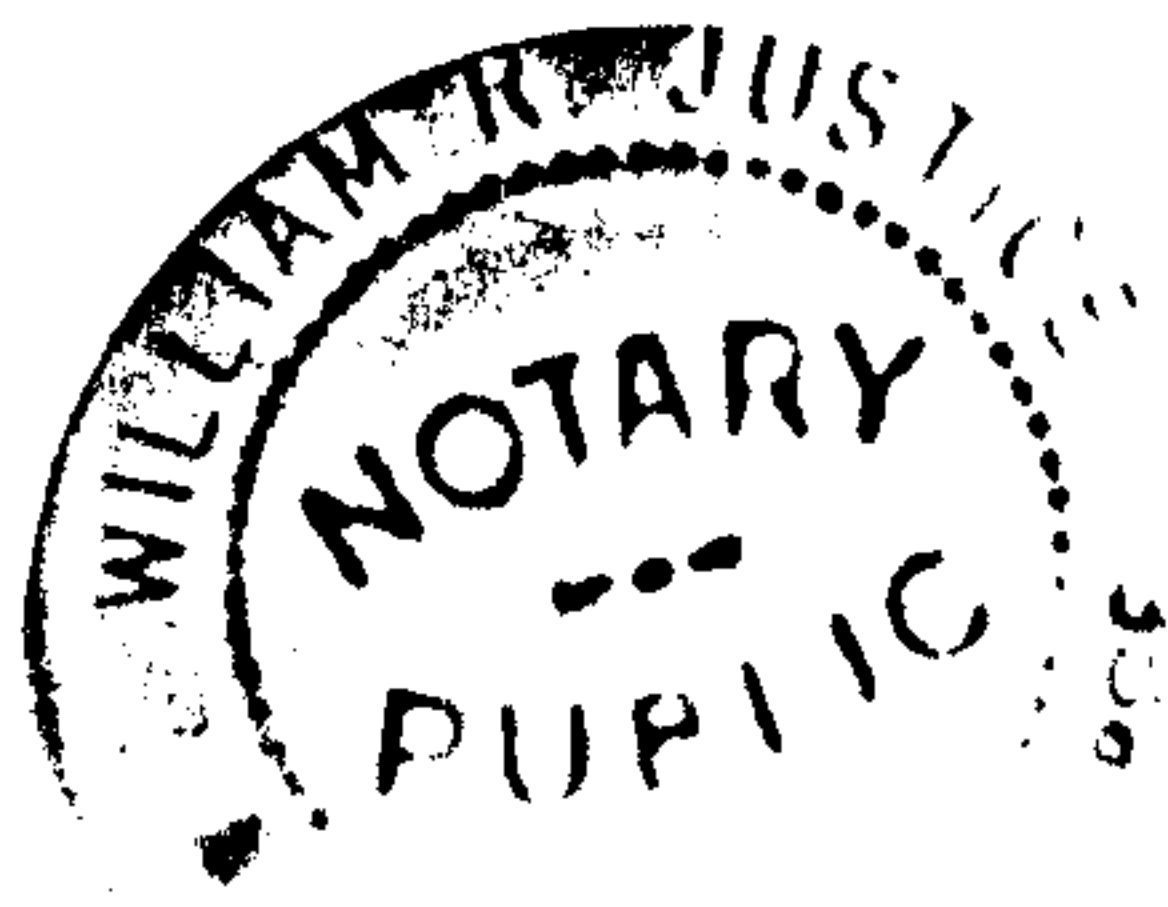
BY: William Archie Phillips, Jr.
William Archie Phillips, Jr., Its Managing
Member

BY: Sharon C. Phillips
Sharon C. Phillips, Its Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Archie Phillips, Jr., whose name as Managing Member of Boonie Investments, LLC, an Alabama limited liability company, and Sharon C. Phillips, whose name as Member of Boonie Investments, LLC, an Alabama limited liability company, 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, as such agents and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 18th day of August, 2010



William R. Justice
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

From an axle at the Southwest corner of Section 36, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence (TRUE) North 00 degrees 27 minutes 19 seconds West for a distance of 1324.39 feet to a railroad rail accepted as the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 20 South, Range 1 West; thence run South 87 degrees 49 minutes 54 seconds West for a distance of 1310.53 feet to an axle accepted as the Southwest corner of said Northeast 1/4 of the Southeast 1/4; thence run North 01 degrees 05 minutes 08 seconds West for a distance of 1291.82 feet to a railroad rail accepted as the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence run North 88 degrees 26 minutes 23 seconds East for a distance of 1227.25 feet to a point in the center of Sumner Drive (no designated R.O.W.), said point being on a curve concave right, having a delta angle of 14 degrees 40 minutes 13 seconds and tangents of 74.95 feet; thence run South 75 degrees 30 minutes 50 seconds East for a chord distance of 62.36 feet to a point at the P.T.; thence run South 72 degrees 04 minutes 50 seconds East along said drive centerline for a distance of 37.78 feet to a point that is South 00 degrees 30 minutes 08 East 29.84 feet of a railroad rail accepted as the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 20 South, Range 1 West; thence continue South 72 degrees 04 minutes 50 seconds East along said drive centerline for a distance of 28.91 feet to a point at the P.C. of a curve concave left, having a delta angle of 15 degrees 54 minutes 19 seconds and tangents of 100.00 feet; thence run South 80 degrees 01 minutes 59 seconds East along for a chord distance of 198.08 feet to a point at the P.T.; thence run South 87 minutes 59 minutes 09 seconds East along said drive centerline for a distance of 93.36 feet to a point at the P.C. of a curve concave right, having a delta angle of 08 degrees 01 minutes 47 seconds and tangents of 50.00 feet; thence run South 83 degrees 58 minutes 15 seconds East for a chord distance of 99.75 feet to a point at the P.T.; thence run South 79 degrees 57 minutes 22 seconds East along said drive centerline for a distance of 123.41 feet to a point at the P.C. of a curve concave left, having a delta angle of 31 degrees 04 minutes 42 seconds and tangents of 75.00 feet; thence run North 84 degrees 30 minutes 17 seconds East for a chord distance of 144.52 feet to a point at the P.C. of a curve concave left, having a delta angle of 13 degrees 53 minutes 11 seconds and tangents of 175.80 feet; thence run North 62 degrees 01 minutes 21 seconds East for a chord distance of 349.03 feet to a point at the P.T.; thence run North 55 degrees 04 minutes 45 seconds East along said drive centerline for a distance of 108.98 feet to a point at the P.C. of a curve concave right, having a delta angle of 25 degrees 11 minutes 52 seconds and tangents of 100.00 feet; thence run North 67 degrees 40 minutes 41 seconds East for a chord distance of 195.18 feet to a point at the P.T.; thence run North 80 degrees 16 minutes 37 seconds East along said drive centerline for a distance of 55.36 feet to a point on an accepted segment of the East boundary of the Southwest 1/4 of the Northwest 1/4 of aforementioned Section 36; thence run South 00 degrees 11 minutes 38 seconds East for a distance of 113.79 feet to a pine knot in a rock pile accepted as the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 20 South, Range 1 West; thence run South 01 degrees 15 minutes 24 seconds East for a distance of 1332.86 feet to a 1/2 inch pipe accepted as the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 36; thence run North 88 degrees 47 minutes 14 seconds East for a distance of 1345.55 feet to a railroad rail accepted as the Northeast corner of said Southeast 1/4 of the Southwest 1/4; thence run South 00 degrees 11 minutes 50 seconds East for a distance of 1336.40 feet to a railroad rail accepted as the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence run South 88 degrees 39 minutes 11 seconds West for a distance of 1336.82 feet to a 1 inch pipe accepted as the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 36; thence run South 88 degrees 37 minutes 57 seconds West for a distance of 1335.11 feet to the point of beginning of herein described parcel of land, containing 158.71 acres, situated in the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 20 South, Range 1 West and the West 1/2 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, subject to right-of-way and easements of record.



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30 foot non-exclusive easement for ingress and egress and existing gravel road, know as Sumner Drive (no designated R.O.W.)

Description to-wit:

From a railroad rail accepted as the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 20 South, Range 1 West, run thence (TRUE) South 88 degrees 26 minutes 23 seconds West along the accepted North boundary of said Northeast 1/4 of the Southeast 1/4 for a distance of 96.10 feet to the point of beginning of the centerline of a 30 foot non-exclusive easement for ingress and egress, said point being on a curve concave right, having a delta angle of 14 degrees 40 minutes 13 seconds and tangents of 74.95 feet; thence run South 75 degrees 30 minutes 50 seconds East for a chord distance of 62.36 feet to a point at the P.T.; thence run South 72 degrees 04 minutes 50 seconds East along said easement centerline for a distance of 66.69 feet to a point at the P.C. of a curve concave left, having a delta angle of 15 degrees 54 minutes 19 seconds and tangents of 100.00 feet; thence run South 80 degrees 01 minutes 59 seconds East for a chord distance of 198.08 feet to a point at the P.T.; thence run South 87 degrees 59 minutes 09 seconds East along said easement centerline for a distance of 93.36 feet to a point at the P.C. of a curve concave right, having a delta angle of 08 degrees 01 minutes 47 seconds and tangents of 50.00 feet; thence run South 83 degrees 58 minutes 15 seconds East for a chord distance of 99.75 feet to a point at the P.T.; thence run South 79 degrees 57 minutes 22 seconds East along said easement centerline for a distance of 123.41 feet to a point at the P.C. of a curve concave left, having a delta angle of 31 degrees 04 minutes 42 seconds and tangents of 75.00 feet; thence run North 84 degrees 30 minutes 17 seconds East for a chord distance of 144.52 feet to a point at the P.C. of a curve concave left, having a delta angle of 13 degrees 53 minutes 11 seconds and tangents of 175.80 feet; thence run North 62 degrees 01 minutes 21 seconds East for a chord distance of 349.03 feet to a point at the P.T.; thence run North 55 degrees 04 minutes 45 seconds East along said easement centerline for a distance of 108.98 feet to a point at the P.C. of a curve concave right, having a delta angle of 25 degrees 11 minutes 52 seconds and tangents of 100.00 feet; thence run North 67 degrees 40 minutes 41 seconds East for a chord distance of 195.18 feet to a point at the P.T.; thence run North 80 degrees 16 minutes 37 seconds East along said easement centerline for a distance of 55.36 feet to a point of termination on an accepted segment of the East boundary of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 20 South, Range 1 West.

SIGNED FOR IDENTIFICATION:

William Archie Bly
for Booni Bar.



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