

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
McConnell, White & Terry  
PO Box 530507  
BIRMINGHAM, AL.  
35253  
0507

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

  
20101104000369510 1/3 \$1707.50  
Shelby Cnty Judge of Probate, AL  
11/04/2010 10:01:31 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Million Six Hundred Eighty-Nine Thousand Two Hundred Eighty-Three and 33/100 Dollars (\$1,689,283.33), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, One Riverchase, LLC, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto McConnell, White, Terry Realty & Insurance Co., an Alabama Corporation, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

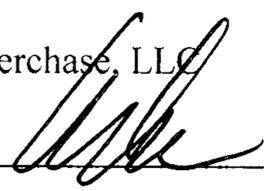
Described on Exhibit A attached hereto incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2011 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor ; (4) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Shelby Misc. Book 13, Page 50 refiled in Birmingham Real 1236, Page 881 and refiled in Bessemer Real 348, Page 837, Amendment No. 1 to Declaration as recorded in Shelby Misc. Book 15, Page 189 refiled in Birmingham Real 1294, Page 30 and refiled in Bessemer Real 348, page 875, further amended by Amendment No. 2 in Shelby Misc. Book 19, Page 633, refiled in Birmingham Real 1437, Page 570 and refiled in Bessemer Real 348, Page 878, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by instrument recorded in Volume 315, Page 790; Volume 322, Page 666; Volume 295, Page 168; Volume 310, Page 595; Volume 252, page 182; Volume 252, Page 184 and Deed Volume 331, Page 507, in the Probate Office of Shelby County, Alabama; (6) Land Use Agreement recorded in Misc. Volume 19, Page 690, in the Probate Office of Shelby County, Alabama. ; (7) Agreement with Alabama Power Company recorded in Misc. Volume 15, Page 401, in the Probate Office of Shelby County, Alabama; (8) Easement recorded in Volume 331, Page 512 in the Probate Office of Shelby County, Alabama; (9) Utility Flood and recreational easement recorded in Volume 311, Page 544 in the Probate Office of Shelby County, Alabama; (10) The rights of upstream and downstream riparian owners with respect to certain lake bordering subject property; (11) Mineral and mining rights and rights incident thereto recorded in Volume 311, Page 544 and Deed Volume 127, Page 140 in the Probate Office of Shelby County, Alabama; (12) Less and except any part of subject property lying within a road right of way; (13) Matters involving Riverchase Business Association.

This instrument was executed according to the Articles of Organization and Operating Agreement of the Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 1 day of NOVEMBER 2010.

One Riverchase, LLC  
By:   
Its: Member

(Notary Acknowledgment on the following page)

Deed Tax : \$1689.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that EDGAR M. STOVEN as MEMBER of One Riverchase, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 1 day of NOVEMBER, 2010.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3.1.14

  
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# EXHIBIT A

## PARCEL I:

All that certain lot, piece or parcel of land, situate, lying and being in the SW 1/4 of Section 19, Township 19 South, Range 2 West, County of Shelby and State of Alabama, bounded and described as follows:

Commence at the Southwest corner of Section 19, thence North along the West line of said Section 1,631.08 feet; thence 90°00'00" right 1,003.63 feet to the point of beginning, said point also being on the West right of way line of Parkway Lake Drive; thence 74°32'08" right to the tangent of a curve to the left, said curve having a central angle of 02°15'11" and a radius of 770.0 feet; thence follow the arc of said curve and right of way 30.28 feet; thence at tangent to said curve and along said right of way 60.07 feet to a curve to the right, said curve having a central angle of 16°15'02" and a radius of 670.00 feet; thence follow the arc of said curve 190.03 feet; thence 91°27'43" right and leaving said right of way 32.24 feet; thence 43°43'54" left 38.34 feet; thence 46°16'06" left 20.00 feet; thence 80°17'46" measure (80°17'34" record), right 267.39 feet; thence 91°15'38" measure 91°15'50" record), right 48.34 feet; thence 87°58'03" right 15.00 feet; thence 93°19'21" left 20.00 feet; thence 90°00'00" right 14.00 feet; thence 90°00'00" left 65.00 feet; thence 90°00'00" left 14.00 feet; thence 90°00'00" right 18.00 feet; thence 90°00'00" left 30.00 feet; thence 82°01'19" right 64.19 feet; thence 64°28'55" right 46.66 feet; thence 24°24'58" right 172.02 feet; thence 00°57'52" left 134.44 feet; thence 08°23'01" right 22.63 feet to the point of beginning.



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