

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20101117000385850 1/3 \$350.00
Shelby Cnty Judge of Probate, AL
11/17/2010 01:11:51 PM FILED/CERT

SEND TAX NOTICE TO:
Oak Mountain Ventures, LLC
2102 Indian Crest Drive
Birmingham, AL 35124

STATUTORY
WARRANTY DEED

Shelby County, AL 11/17/2010
State of Alabama
Deed Tax : \$332.00

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Six Hundred Thirty-Two Thousand and No/100 DOLLARS (\$632,000.00), in hand paid to the undersigned, Cahaba Partners, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTOR"), by Oak Mountain Ventures, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners.
2. Taxes or assessments for 2011 and subsequent years and not yet due and payable.
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

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

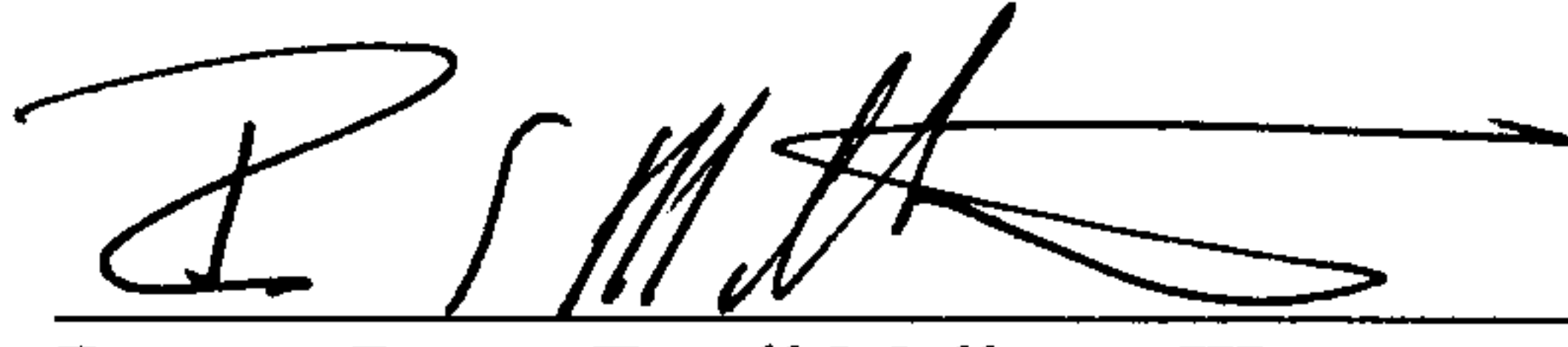
GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

(SIGNATURES AND NOTARIES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the undersigned have hereto set their signatures and the seal of said company, this 28 day of October, 2010.

Cahaba Partners, LLC


By: Reese Ewell Mallette, III
Its: Member


By: Russell V. Windsor
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Reese Ewell Mallette, III, whose name as Member of Cahaba Partners, LLC, an Alabama 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 document, he, as such member 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 28 day of October, 2010.


NOTARY PUBLIC
My commission expires: 5-21-12

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Russell V. Windsor, whose name as Member of Cahaba Partners, LLC, an Alabama 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 document, he, as such member 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 28 day of October, 2010.


NOTARY PUBLIC
My commission expires: 5-21-12

PARCEL I:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence South 89 degrees 03 minutes 3 seconds West along the North boundary of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, Section 25, a distance of 2205.43 feet to a point on the East margin of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed along the said East margin of Washington Street, a distance of 520.16 feet to the point of beginning of the parcel of a land herein described; thence turn an angle of 79 degrees 42 minutes to the left and proceed along the South property line of Shelby County High School property, a distance of 382.18 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right a distance of 177.10 feet to a point on the North margin of Briarwood Street; thence turn an angle of 90 degrees 00 minutes to the right and proceed along the said North margin of Briarwood Street a distance of 350.00 feet to a point on the East margin of the said Washington Street; thence turn an angle of 79 degrees 42 minutes to the right and proceed along the said East margin of Washington Street a distance of 180.00 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

From the Southeast corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, run West, run West along the South Boundary line of said Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ a distance of 636.92 feet; thence turn 115 degrees 58 minutes right and run 248.4 feet; thence turn 89 degrees 54 minutes left and run 195 feet to point of beginning; thence turn 04 degrees 10 minutes left and run along the Mooney Road a distance of 280 feet to a point; thence turn an angle of 90 degrees to the right and run 220 feet parallel with the Western boundary of property conveyed in Deed Book 259 Page 143 in the Probate Records of Shelby County, Alabama; thence turn to the right an angle of 90 degrees and run a distance of 30 feet to the Northwest or most Northerly corner of property conveyed in said Deed Book 259 Page 143; thence continue in the same direction a distance of 220 feet to the Northeasterly corner of property conveyed in said Deed Book 259, Page 143; thence continue in the same direction a distance of 30 feet to a point; thence turn to the right an angle of 90 degrees and run 220 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.



20101117000385850 3/3 \$350.00
Shelby Cnty Judge of Probate, AL
11/17/2010 01:11:51 PM FILED/CERT