

20101119000389820 1/3 \$249.00  
Shelby Cnty Judge of Probate, AL  
11/19/2010 01:32:31 PM FILED/CERT

Shelby County, AL 11/19/2010  
State of Alabama  
Deed Tax : \$231.00

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

SEND TAX NOTICE TO:  
Alabaster Holdings, LLC  
PO Box 491817  
Los Angeles, CA 90049

STATUTORY  
WARRANTY DEED

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

That in consideration of Ten Thousand and No/100 DOLLARS (\$10,000.00), in hand paid to the undersigned, CDF Holdings, LLC, a Georgia limited liability company (hereinafter referred to as "GRANTOR"), by Alabaster Holdings, 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.

(SIGNATURE AND NOTARY ON FOLLOWING PAGE)

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IN WITNESS WHEREOF, the undersigned has hereto set his signature and the seal of said company,  
this 5 day of November, 2010.

CDF Holdings, LLC

By: Bradley Dupray  
Its: Manager

By: Kimberly Bittner  
Its: Manager

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

On November 5, 2010, before me, Suzanne DeMara *Notary Public*, personally appeared Bradley Dupray and Kimberly Bittner, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity on behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.

Signature Suzanne DeMara (SEAL)



EXHIBIT "A"

LEGAL DESCRIPTION

  
20101119000389820 3/3 \$249.00  
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From the Southwest corner of the NW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, run Northerly along the West boundary line of Section 11, Township 21 South, Range 3 West, for 722.85 feet, thence turn an angle of 88 deg. 38 min. to the right and run Easterly 368.89 feet; then turn an angle of 75 deg. 06 min. to the right and run Southeasterly 271.5 feet to the point of beginning of the land herein described; thence turn an angle of 90 deg. to the right and run Southwesterly 125.5 feet; thence turn an angle of 93 deg. 44 min. to the left and run Easterly 1,563.64 feet, more or less, to a point on the West right of way line of Alabama State Highway N. 119; thence turn an angle of 87 deg. 47 min. to the left and run Northeasterly along the West right of way line of said Highway for 249.97 feet; thence turn an angle of 93 deg. 56 min. to the left and run Southwesterly 1,557.0 feet; thence turn an angle of 84 deg. 33 min. to the left and run Southwesterly 125.0 feet more or less to the point of beginning.

This land being a part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West and being Revised Parcel 3 of the R.L. Roy Property Division.

Less and Except:

A part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, identified as Tract No. 30, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:  
Commence at the Southwest corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  a distance of 968 feet, more or less, to the present West right of way line of Alabama Highway 119; thence Northerly along said right of way line a distance of 271 feet, more or less, to the South property line, and the point of beginning of the property herein to be conveyed; thence continue Northerly along said right of way line a distance of 269 feet, more or less, to the present South right of way line of County Road 264, the North property line; thence Westerly along said property line a distance of 11 feet, more or less, to a point that is 62.77 feet Westerly of and at right angles to the centerline of said Project No. STPAA-458(1); thence Southerly and parallel with said centerline, a distance of 22 feet, more or less, to a point that is 62.76 feet Westerly of and at right angles to said centerline at P.T. Station 501+10.63; thence Southerly a distance of 246 feet more or less, to the South property line that is 70.99 feet left of and at right angle to centerline station 498+61.51; thence Easterly along said property line a distance of 10 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.