


Send Tax Notice To:
The Shoals Mill Development, Ltd.
100 Village Street
Birmingham, Alabama 35242

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007


20101216000424000 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
12/16/2010 03:51:12 PM FILED/CERT

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FIVE HUNDRED FIFTY THOUSAND and No/100 DOLLARS (\$550,000.00) paid to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LEVEN HANDY ELLIS, II, a married man, FRANK CORLEY ELLIS, JR., a married man, and LINDA ELLIS BLANTON, a married woman, as the Co-Personal representatives of the ESTATE OF CHRISTINE M. ELLIS, deceased, Shelby County, Alabama Probate Court Case No. PR-2007-000217, pursuant to the power to sell set forth in the last will and testament and joined by the devisees: (a) FRANK CORLEY ELLIS, JR., DIANE BENTLEY ELLIS, KELLY ELLIS DAVIS, who is one and the same person as Kelly Ellis Mooney, CHRISTY LYNN ELLIS and FRANK CORLEY ELLIS III, as Trustees for KELLY ELLIS DAVIS, who is one and the same person as Kelly Ellis Mooney, CHRISTY LYNN ELLIS and FRANK CORLEY ELLIS III; (b) LINDA ELLIS BLANTON, JOHN ARNOLD BLANTON, JOHN ARNOLD BLANTON, III and LEVIN CHRISTINE BLANTON, as Trustees for JOHN ARNOLD BLANTON, III and LEVIN CHRISTINE BLANTON; and (c) LEVEN HANDY ELLIS II (hereinafter collectively referred to as Grantor), do grant, bargain, sell and convey unto THE SHOALS MILL DEVELOPMENT, LTD, an Alabama limited partnership (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:**

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

The property conveyed herein is not the homestead of any of the grantors.

ALL of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2011 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Transmission line permit to Alabama Power Company as set out in instrument recorded in Deed Book, 143, Page 399, and Deed Book 220, Page 837;
4. Covenants appearing of record in Deed Book 134, Page 566;
5. Any and all matters of record, including but not limited to easements, rights of way, condemnations, setback lines and release of damages.

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

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **THE SHOALS MILL DEVELOPMENT, LLC**, an Alabama limited partnership, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.


16th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of December, 2010.


LEVEN HANDY ELLIS, II,

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LEVEN HANDY ELLIS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2010.


NOTARY PUBLIC
My commission expires: 01-19-2012



20101216000424000 3/7 \$41.00
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Leven Handy Ellis II

LEVEN HANDY ELLIS, II,
as Co-Personal Representative of the
Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217

Frank Corley Ellis Jr

FRANK CORLEY ELLIS, JR.
as Co-Personal Representative of the
Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217

Linda Ellis Blanton

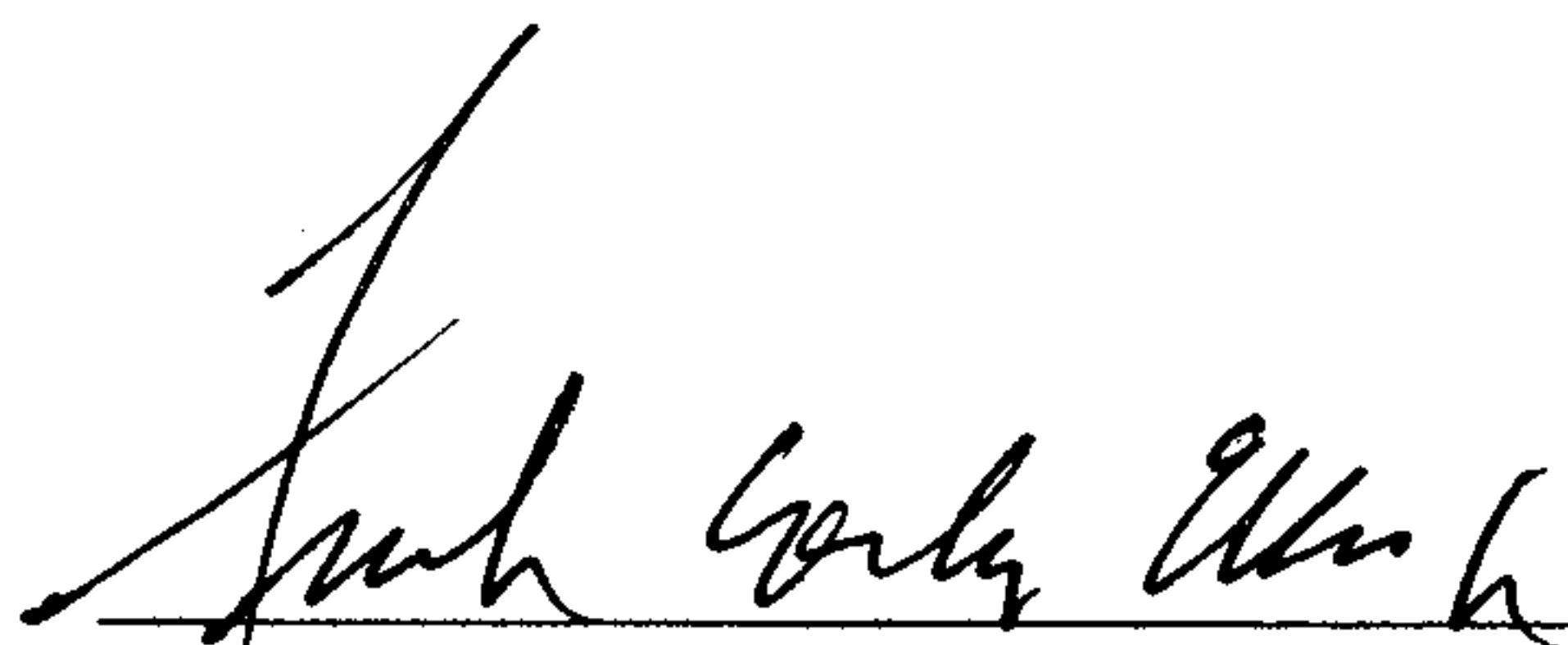
LINDA ELLIS BLANTON
as Co-Personal Representative of the
Estate of Christine M. Ellis, deceased
Shelby County, Alabama PR-2007-000217

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LEVEN HANDLEY ELLIS, II, FRANK CORLEY ELLIS, JR, and LINDA ELLIS BLANTON, whose names are signed to the foregoing conveyance as CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CHRISTINE M. ELLIS, DECEASED, SHELBY COUNTY, ALABAMA PROBATE COURT CASE NO. PR-2007-000217 and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such co-personal representatives and pursuant to the power to sell set forth in the last will and testament of Christine M. Ellis, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2010.

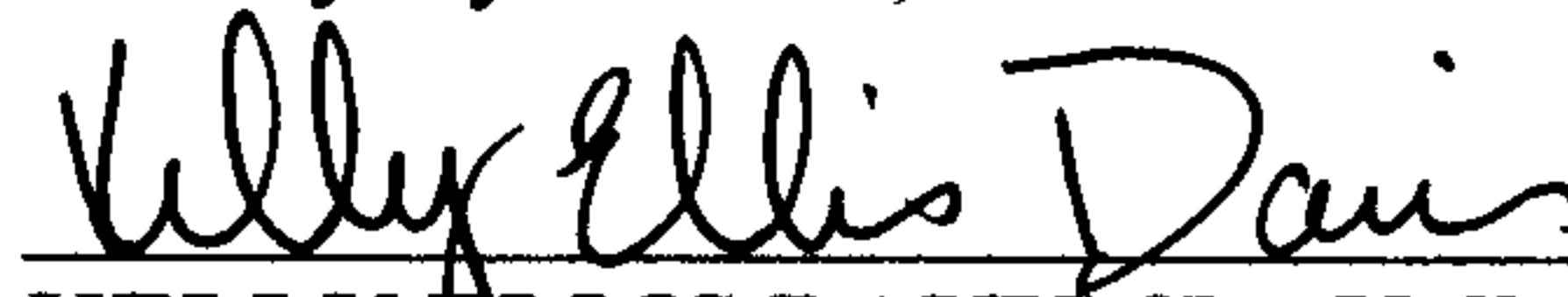
Paula Head
NOTARY PUBLIC
My commission expires: 01-19-2012



FRANK CORLEY ELLIS, JR,
as Trustee for Kelly Ellis Davis,
Christy Lynn Ellis, and Frank Corley Ellis III



DIANE BENTLEY ELLIS,
as Trustee for Kelly Ellis Davis,
Christy Lynn Ellis, and Frank Corley Ellis III



KELLY ELLIS DAVIS f/ka Kelly Ellis Mooney,
as Trustee for Kelly Ellis Davis,
Christy Lynn Ellis, and Frank Corley Ellis III



CHRISTY LYNN ELLIS, Brasher
as Trustee for Kelly Ellis Davis,
Christy Lynn Ellis, and Frank Corley Ellis III

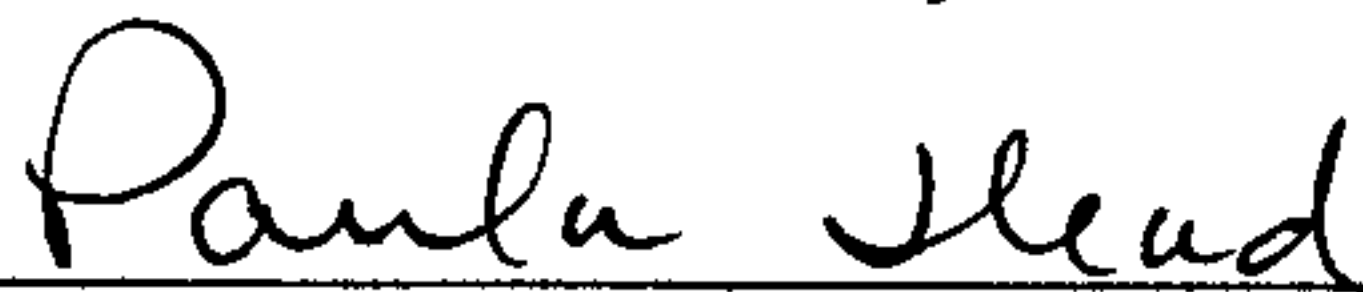


FRANK CORLEY ELLIS III,
as Trustee for Kelly Ellis Davis, Christy Lynn Ellis,
and Frank Corley Ellis III

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that FRANK CORLEY ELLIS, JR, DIANE BENTLEY ELLIS, KELLY ELLIS DAVIS f/k/a Kelly Ellis Mooney, CHRISTY LYNN ELLIS and FRANK CORLEY ELLIS III, whose names are signed to the foregoing conveyance as TRUSTEES FOR KELLY ELLIS DAVIS f/k/a Kelly Ellis Mooney, CHRISTY LYNN ELLIS and FRANK CORLEY ELLIS III and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such trustees and with appropriate authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2010.



NOTARY PUBLIC

My commission expires: 01-19-2012


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Linda Ellis Blanton

LINDA ELLIS BLANTON,
as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

John Arnold Blanton

JOHN ARNOLD BLANTON,
as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

John Arnold Blanton III

JOHN ARNOLD BLANTON, III,
as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

Levin Christine Blanton

LEVIN CHRISTINE BLANTON,
as Trustee for John Arnold Blanton, III and
Levin Christine Blanton

STATE OF KENTUCKY)
COUNTY OF Jefferson)

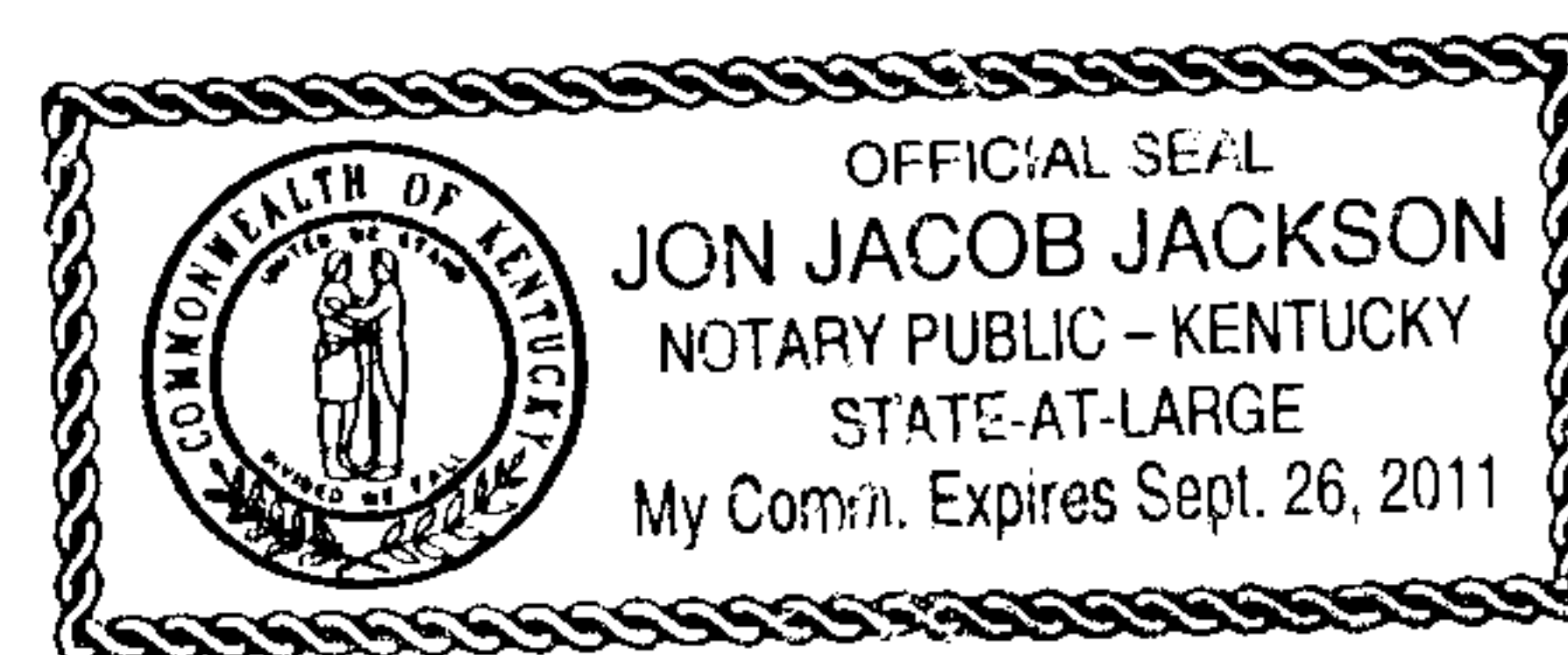
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LEVIN CHRISTINE BLANTON, whose name is signed to the foregoing conveyance as TRUSTEE FOR JOHN ARNOLD BLANTON III and LEVIN CHRISTIN BLANTON and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such trustee and with appropriate authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2010.

[Signature]
NOTARY PUBLIC

My commission expires: Sept. 26/2011

STATE OF ALABAMA)
COUNTY OF SHELBY)

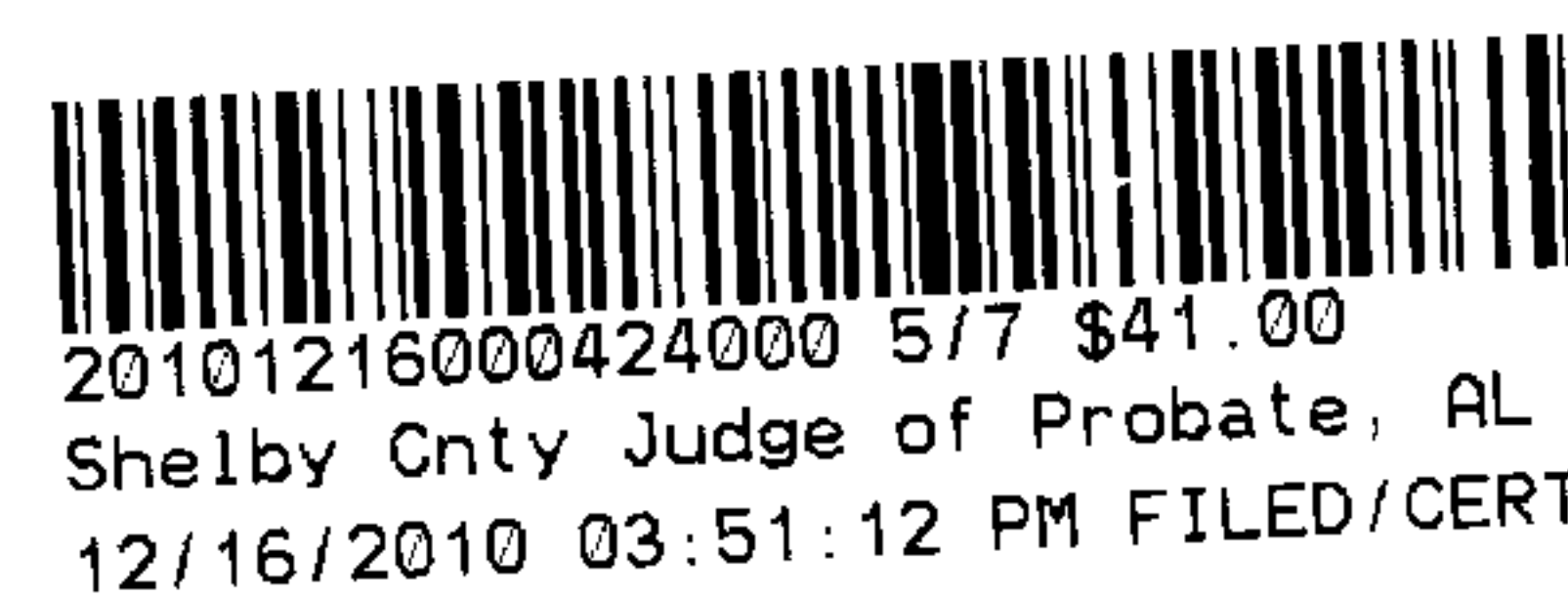


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LINDA ELLIS BLANTON, JOHN ARNOLD BLANTON, and JOHN ARNOLD BLANTON III, whose names are signed to the foregoing conveyance as TRUSTEES FOR JOHN ARNOLD BLANTON III and LEVIN CHRISTIN BLANTON and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such trustees and with appropriate authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2010.

Paula Head
NOTARY PUBLIC

My commission expires: 01-19-2012



Legal Description For
THE SHOALS MILL DEVELOPMENT, LTD.

20101216000424000 6/7 \$41.00
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Commence at a 2" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 03' 21" West along the East boundary of the Northeast one-fourth of the Southwest one-fourth of said section for a distance of 412.67 feet to a 2" open top pipe in place; thence continue South 01° 21' 42" West along the East boundary of said quarter-quarter section for a distance of 293.37 feet to a ½" capped rebar in place, said point being the point of beginning. From this beginning point thence proceed North 32° 06' 43" West for a distance of 448.04 feet (set 1/2" rebar); thence proceed South 63° 53' 34" West for a distance of 1260.24 feet to a 3" capped pipe in place; thence proceed South 01° 28' 32" East for a distance of 114.45 feet to a ½" open top pipe in place; thence proceed South 46° 33' 29" East for a distance of 205.04 feet to a ½" rebar in place; thence proceed North 85° 18' 06" East for a distance of 274.54 feet to a 1" iron pin in place; thence proceed North 89° 07' 07" East for a distance of 138.36 feet to a 1" iron pin in place; thence proceed South 19° 56' 48" West for a distance of 75.09 feet to a 1" iron pin in place; thence proceed South 00° 37' 15" East for a distance of 74.29 feet to a 1" iron pipe in place; thence proceed South 87° 32' 01" East for a distance of 16.19 feet; thence proceed North 87° 29' 56" East for a distance of 17.96 feet to a ½" rebar in place; thence proceed North 89° 22' 31" East for a distance of 16.62 feet to a ½" rebar in place; thence proceed North 00° 29' 24" East for a distance of 32.33 feet to a ½" rebar in place; thence proceed South 89° 49' 42" East for a distance of 187.11 feet to a ½" rebar in place; thence proceed South 01° 09' 17" West for a distance of 29.96 feet to a ½" rebar in place; thence proceed North 88° 52' 25" East for a distance of 497.10 feet (set ½" rebar); thence proceed South 00° 09' 02" West for a distance of 100.01 feet to a 3" open top pipe in place; thence proceed South 88° 37' 24" East for a distance of 98.70 feet to a 1" iron pin in place being located on the East boundary of the Northeast one-fourth of the Southwest one-fourth of said Section 24; thence proceed North 00° 21' 26" East along the East boundary of said quarter-quarter section for a distance of 438.72 feet to a ½" open top pipe in place; thence proceed North 01° 21' 42" West along the East boundary of said quarter-quarter section for a distance of 202.60 feet to the point of beginning. The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama and contains 19.13 acres.

Commence at a 2" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 03' 21" West along the East boundary of the Northeast one-fourth of the Southwest one-fourth of said section for a distance of 412.67 feet to a 2" open top pipe in place; thence proceed North 32° 06' 45" West for a distance of 520.48 feet (set ½" rebar) to a point on the Southerly right-of-way of Alabama Highway 25; thence proceed South 63° 47' 28" West along the Southerly right-of-way of said road for a distance of 119.11 feet (set ½" rebar); thence proceed South 75° 06' 35" West along the Southerly right-of-way of said road for a distance of

SEP ~~from~~ JHE JAB CB D.B.E. KED JCB/LBE JAB

50.95 feet to a 6" x 6" concrete right-of-way monument; thence proceed South 63° 51' 53" West along the Southerly right-of-way of said road for a distance of 224.56 feet (set 1/2" rebar), said point being the point of beginning. From this beginning point continue South 63° 51' 53" West along the Southerly right-of-way of said road for a distance of 60.0 feet (set 1/2" rebar); thence proceed South 26° 08' 07" East for a distance of 348.06 feet (set 1/2" rebar); thence proceed North 63° 53' 34" East for a distance of 60.0 feet; thence proceed North 26° 08' 07" West for a distance of 348.06 feet to the point of beginning. The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama and contains 0.47 acres.

LHE *JAB* *JAB* *JAB*
CEB *J.B.E* *led*
JCE *JAB*

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