

BE# 143473 (White Stone)  
Highway 119  
Alabaster, Alabama

This instrument was prepared by:  
W. Benjamin Johnson  
Burr & Forman LLP  
420 North 20th Street, Suite 3400  
Birmingham, Alabama 35203

*Send tax notice to:*  
Pate Montgomery, LLC  
2201 Jack Warner Parkway  
Suite 3  
Tuscaloosa, Alabama 35401

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

### KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Sixty-two Thousand Seven Hundred Eighteen and 34/100 Dollars (\$162,718.34) and other good and valuable consideration to the undersigned grantor, **Wells Fargo Bank, National Association**, a national banking association ("Grantor"), in hand paid by **Pate Montgomery, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject, however, to the encumbrances specified on Exhibit B attached hereto and incorporated herein by reference.

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

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

**AND**, except for the matters set forth on Exhibit B hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances made by Grantor, and except for the matters set forth on Exhibit B hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.


**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed by its duly authorized officer on this 30th day of December, 2010.

### GRANTOR:

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, a national banking association

By:

  
Richard L. Dropp, Vice President


  
20110105000001610 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/05/2011 08:12:27 AM FILED/CERT

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, Judy D. Baker, a Notary Public in and for said County in said State, hereby certify that Richard L. Dropp, whose name as Vice President of Wells Fargo Bank, National Association, a national banking association, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association as of the day the same bears date.

Given under my hand this 30th day of December, 2010.

Judy D. Baker  
Notary Public  
My Commission Expires: 4/6/2012

  
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## EXHIBIT A

### Legal Description of Real Estate

#### PARCEL I:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at a 3 inch iron pipe found at the Northwest Corner of said Section 14; thence run South 89 degrees 03 minutes 42 seconds East along the North boundary of said Section 14 a distance of 1538.52 feet to a point on the Southeast right of way of Alabama Highway No. 119 (variable right of way); thence run South 25 degrees 20 minutes 17 seconds West along said right of way a distance of 134.10 feet to the POINT OF BEGINNING; thence depart said right of way and run South 67 degrees 21 minutes 17 seconds East a distance of 253.16 feet; thence run South 25 degrees 30 minutes 31 seconds West a distance of 217.20 feet; thence run North 64 degrees 29 minutes 29 seconds West a distance of 253.23 feet to a point on the Southeast right of way of said Alabama Highway No. 119; thence run North 25 degrees 20 minutes 17 seconds East along said right of way a distance of 204.56 feet to the POINT OF BEGINNING.


Parcel I now known as Lot 2 White Stone Center Subdivision, as recorded in Map Book 33, Page 138 A & B in the Probate Office of Shelby County, Alabama.

#### PARCEL II:

Ingress and Egress easements for the benefit of Parcel I as created by that certain Declaration of Restrictions, Covenants and Conditions and Grant of Easements as recorded in Instrument # 20031124000768400 over under and across the property described therein.

TOGETHER WITH that certain Non-Exclusive private easement between Brusters and SouthTrust for the benefit of Parcel I as created by that certain Reciprocal Easement Agreement as recorded in Instrument # 20040615000322360 under over and across the property described therein.


That certain easement regarding Curb-Cuts between OutParcel 2 and Shopping Center Tract as created by Clarification Regarding Curb-Cuts between OutParcel 2 and The Shopping Center Tract recorded in Instrument # 20040329000157920 over, under and across the property described therein.

  
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## EXHIBIT B

### Encumbrances

1. The lien of taxes and assessments for the 2011 tax year and subsequent years, not yet due and payable.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All rights of redemption, covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable.
4. Mining and mineral rights to the extent not owned by the Grantor.

  
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