

THIS DOCUMENT PREPARED BY:

J. Scott Barnett, Esq.
MASSEY, STOTSER, & NICHOLS, P.C.
1780 GADSDEN HIGHWAY
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICES TO:

Dive Alabama, LLC
100 Industrial Park Drive
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON


20110203000037770 1/4 \$112.50
Shelby Cnty Judge of Probate, AL
02/03/2011 10:17:10 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Fifty-Seven Thousand dollars and Zero cents (\$657,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, ALABAMA BLUE WATER ADVENTURES, LLC, an Alabama Limited Liability Company, D. Wayne Atchison, an individual and Connie L. Atchison, an individual (herein collectively referred to as "Members") (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto DIVE ALABAMA, LLC, an Alabama Limited Liability Company (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Jefferson County, Alabama, and more particularly described on Exhibit "A":

TO HAVE AND TO HOLD the described premises to GRANTEE, its successors and assigns forever, subject to all easements, covenants, restrictions and other matters reflected on Exhibit "B" attached hereto and made a part hereof by this reference (hereinafter referred to as "Permitted Exceptions").

Three Hundred Sixty-Five Thousand Six Hundred and no/100 Dollars (\$365,600.00) of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith, and Two Hundred Thousand and no/100 Dollars

Shelby County, AL 02/03/2011
State of Alabama
Deed Tax: \$91.50

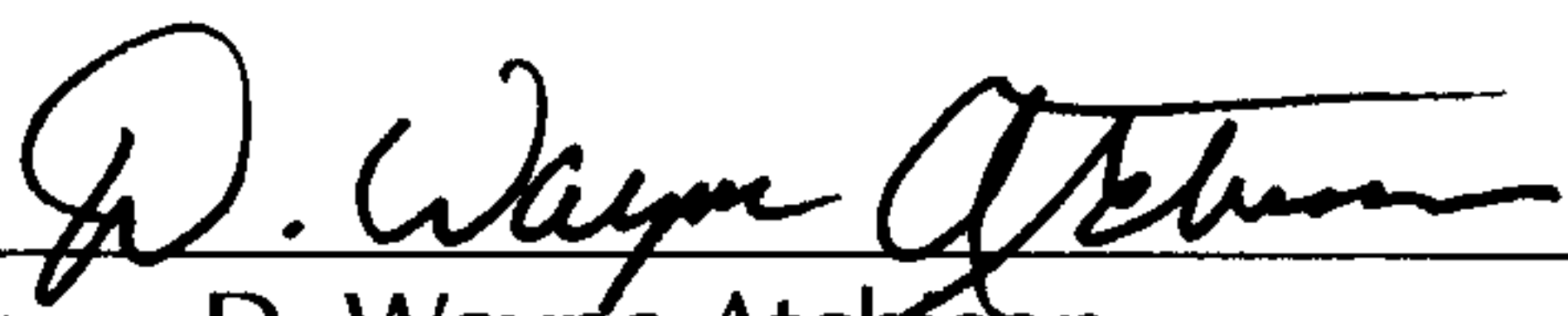
(\$200,000.00) of the purchase price is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

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

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 1st day of February, 2011.

ALBAMA BLUE WATER ADVENTURES, LLC,
an Alabama Limited Liability Company

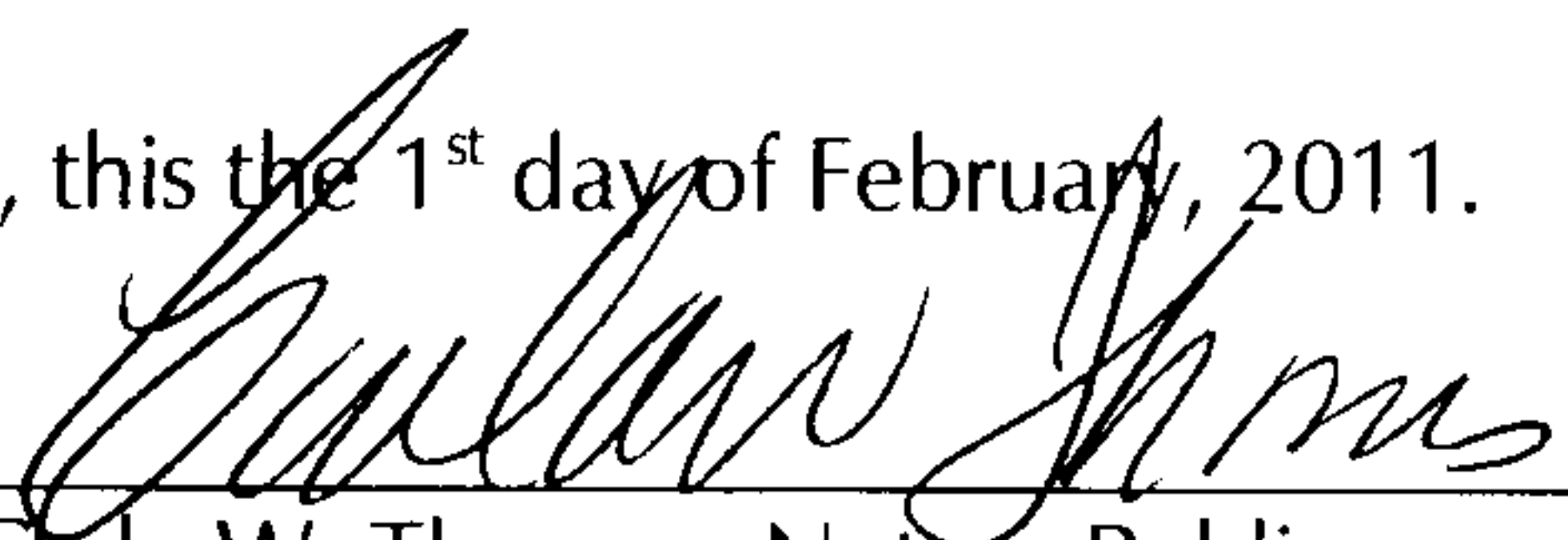

By: D. Wayne Atchison
Its: Member


By: Connie L. Atchison
Its: Member

STATE OF ALABAMA ()
COUNTY OF JEFFERSON ()

I, Carla W. Thomas, a Notary Public in and for said County, in said State, hereby certify that D. Wayne Atchison and Connie L. Atchison, whose names as Members of Alabama Blue Water Adventures, LLC, an Alabama limited liability company are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they, as such Members and with full authority, executed the same voluntarily for and as the act of the said limited liability company on the day the same bears date.

Given under my hand and seal of office, this the 1st day of February, 2011.


Carla W. Thomas, Notary Public
My Commission Expires: 11/26/2011


20110203000037770 2/4 \$112.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A parcel of land located in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 794.94 feet to a point on the centerline of the Lee Street; thence right 13 degrees 12 minutes 00 seconds and run southwesterly 588.83 feet along center of Lee Street; thence right 85 degrees 05 minutes 00 seconds leaving Lee Street in a westerly direction 618.24 feet to the point of beginning and the top edge of a quarry and run more or less along the top edge of said quarry the following angles and distances; thence right 128 degrees 24 minutes 45 seconds and run northeasterly 116.18 feet; thence right 12 degrees 18 minutes 49 seconds and run northeasterly 99.39 feet; thence left 21 degrees 57 minutes 13 seconds and run northeasterly 99.39 feet; thence left 21 degrees 57 minutes 13 seconds and run northerly 99.39 feet; thence left 22 degrees 49 minutes 22 seconds and run northwesterly 107.15 feet; thence right 61 degrees 12 minutes 05 seconds leaving top of quarry in a northeasterly direction 55.78 feet to the southerly right of way Industrial Park Road; thence left 92 degrees 28 minutes 38 seconds and run northwesterly along said right of way 146.74 feet to a point on a curve to the left having a central angle of 14 degrees 56 minutes 30 seconds and a radius of 609.31 feet; thence along the arc of said curve in a northwesterly direction 158.90 feet; thence run tangent to said curve in a northwesterly direction 300.00 feet; thence left 107 degrees 30 minutes 33 seconds leaving said right of way in a southerly direction 254.00 feet; thence right 97 degrees 01 minute 02 seconds and run 382.42 feet; thence left 33 degrees 06 minutes 09 seconds and run 47.20 feet; thence right 35 degrees 24 minutes 14 seconds and run 39.28 feet; thence left 34 degrees 48 minutes 34 seconds and run 103.62 feet; thence right 8 degrees 29 minutes 46 seconds and run 91.78 feet; thence left 20 degrees 14 minutes 59 seconds and run 241.36 feet; thence left 43 degrees 54 minutes 15 seconds and run 103.94 feet; thence left 3 degrees 20 minutes 24 seconds and run 115.39 feet; thence left 22 degrees 48 minutes 47 seconds and run 12.10 feet; thence left 78 degrees 45 minutes 52 seconds and run 9.38 feet; thence right 67 degrees 27 minutes 38 seconds and run southeasterly 39.58 feet; thence left 11 degrees 01 minute 43 seconds and run southeasterly 147.28 feet; thence left 7 degrees 41 minutes 18 seconds and run southeasterly 176.48 feet; thence right 34 degrees 50 minutes 53 seconds and run southerly 54.92 feet; thence left 30 degrees 32 minutes 14 seconds and run southeasterly 132.57 feet; thence right 3 degrees 05 minutes 06 seconds and run southeasterly 306.01 feet; thence left 44 degrees 37 minutes 55 seconds and run easterly 24.84 feet; thence left 10 degrees 00 minutes 00 seconds and run easterly for 145.00 feet; thence left 7 degrees 20 minutes 00 seconds and run northeasterly 100.00 feet; thence left 16 degrees 00 minutes 00 seconds and run northeasterly 176.27 feet; thence left 59 degrees 10 minutes 10 seconds and run northerly 64.87 feet; thence left 80 degrees 55 minutes 20 seconds and run northwesterly 0.53 feet; thence right 83 degrees 08 minutes 23 seconds and run northerly 43.81 feet; thence right 10 degrees 51 minutes 41 seconds and run northerly 41.49 feet; thence right 2 degrees 07 minutes 44 seconds northerly 61.23 feet; thence right 3 degrees 49 minutes 13 seconds northerly 38.45 feet; thence right 4 degrees 09 minutes 09 seconds and run northerly 31.53 feet; thence right 5 degrees 58 minutes 50 seconds and run northerly 28.80 feet; thence right 0 degrees 01 minute 35 seconds and run northerly 27.10 feet; thence left 6 degrees 49 minutes 20 seconds and run northerly 35.66 feet; thence left 0 degrees 20 minutes 07 seconds and run 70.61 feet; thence right 7 degrees 26 minutes 57 seconds and run 30.13 feet; thence right 69 degrees 37 minutes 55 seconds and run 29.65 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated June 4, 2002.

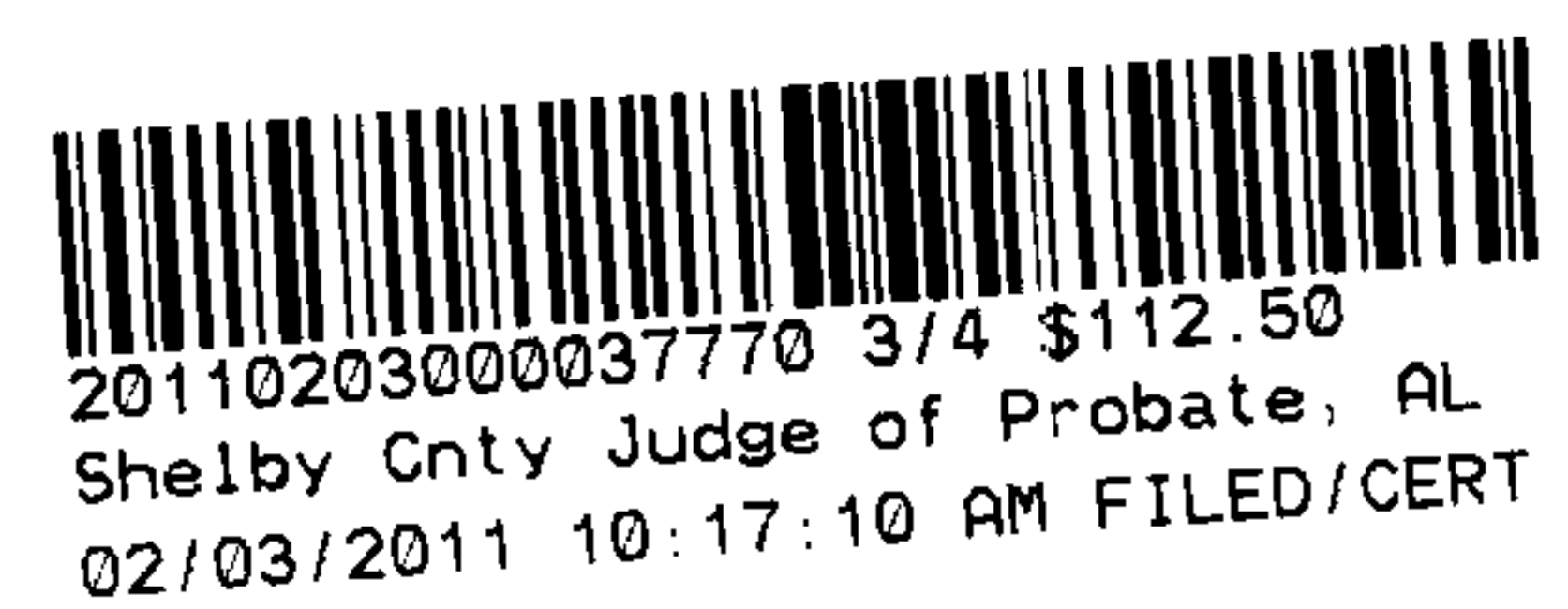


Exhibit "B"

Permitted Exceptions

1. Taxes or assessments for 2011 and subsequent years and not yet due and payable.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
2. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a current accurate survey of the premises would show.
3. Rights or claims of parties in possession not shown by the public records.
4. Road ways streams or easements, if any, not shown of record, riparian rights and the title to any filled in lands.