

This instrument was prepared by:
Nancy F. McClellan of the Law Firm of Bland, Harris & McClellan, P.C.
401 2nd Avenue SW, Cullman, Alabama 35055

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **BULLEY CREEK, INC.**, an Alabama corporation (herein referred to as Grantor), in hand paid by **CENTRAL ALABAMA LP, LLC**, a Delaware limited liability company (herein referred to as Grantee) the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real estate situated in **Shelby County, Alabama**, to wit:

Lots 1, 2, 18, 55, 63 and 64, according to the Survey of A Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama; also,

Lots 19A, 20A, 22A, 97A, 98A, 99A, 100A, 101A and 102A, according to the Survey of A Subdivision for Single Family Residences, a Corrected Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development 1st Sector, and acreage, as recorded in Map Book 40 at Page 146, as corrected at Map Book 42, Page 4, in the Probate Office of Shelby County, Alabama; also

Lot 69A of the Resurvey of Lots 69 and 70 Bulley Creek Farm Development 1st Sector, as recorded in Map Book 41, Page 15, in the Probate Office of Shelby County, Alabama.

Less and Except mineral/mining rights on such real property not owned by the Grantor.

Subject to easements, encumbrances, rights of way, covenants, encroachments, set-back lines, restrictions, *ad valorem* taxes for the current year, and agreements and all other matters of record which are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

This conveyance is also subject to the following:

1. Any building lines, easements and/or restrictions shown on map recorded at Map Book 38, Page 75A-75B and Map Book 42, Page 4, and Map Book 41, Page 15.
2. Flood Rights to Alabama Power Company, as recorded in Deed Book 237, Page 735, in the Probate Office of Shelby County, Alabama.
3. Restrictions appearing of record in Instrument 2001-52932, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Covenants, Restrictions, Easements and Agreements as recorded in Instrument 20070413000172360 and Amendment to Declaration as recorded in Instrument 20090427000152660, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 107, Page 560 and Deed Book 142, Page 412, in the Probate Office of Shelby County, Alabama.'
6. Right of way to Shelby County, recorded in Deed Book 164, Page 493, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Book 195, Page 302 and Book 107, Page 559 in the Probate Office of Shelby County, Alabama.
8. Flood rights to Alabama Power Company, as recorded in Deed Book 240, Page 138, in the Probate Office of Shelby County, Alabama.
9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

10. Grant of Land Easements and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20060630000314920 in the Probate Office of Shelby County, Alabama.

11. Easement to BellSouth Telecommunications recorded in Instrument 20070418000178840 in the Probate Office of Shelby County, Alabama.

12. Easements and restrictions recorded in Instrument 20051107000578150 and Instrument 20070911000425540 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And the said **BULLEY CREEK, INC.** makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor other than the matters to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the said **BULLEY CREEK, INC.** by JACK H. FALLETTA, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of March 2011.

BULLEY CREEK, INC.

By: [Signature]
JACK H. FALLETTA, President

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JACK H. FALLETTA, as PRESIDENT of BULLEY CREEK, INC., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 14 day of March 2011.

[Signature]
Notary Public
My Commission Expires: 1-17-12

S E A L

SEND TAX NOTICE TO:

Central Alabama LP, LLC
3829 Lorna Road
Birmingham, AL 35244