



20110606000164550 1/4 \$1125.50
Shelby Cnty Judge of Probate, AL
06/06/2011 08:52:57 AM FILED/CERT

Shelby County, AL 06/06/2011
State of Alabama
Deed Tax:\$1104.50

Prepared By: **GRISSIM AND HODGES**
Sam D. Hodges, Esq.
323 Union Street, Suite 400
Nashville, Tennessee 37201

Send Tax Bill to: **1233 Main Street, Suite 1500**
Wheeling, WV 26003

SPECIAL WARRANTY DEED

Shelby County, AL:

THIS INDENTURE, made this 16th day of May 2011 between **BT MONTEVALLO ASSOCIATES, LLC**, a Tennessee limited liability company as party of the first part (hereinafter referred to as "Grantor") and **CPLP XX (MONTEVALLO) LLC**, a Delaware limited liability company, as party of the second part (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, successors-in-title and assigns where the context requires permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) in hand paid, and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all that tract or parcel of land having an address of 4633 Highway 25, Montevallo, lying and being in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through Grantor but not further or otherwise, except as expressly set forth in the permitted title encumbrances described in Exhibit "B" attached hereto and made a part hereof.

2,784.50

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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered

**BT MONTEVALLO ASSOCIATES,
LLC, a Tennessee limited liability
company**

in the presence of:

By:


N. Brad Thomason, Sole Member &
Manager


Witness

STATE OF TENNESSEE)

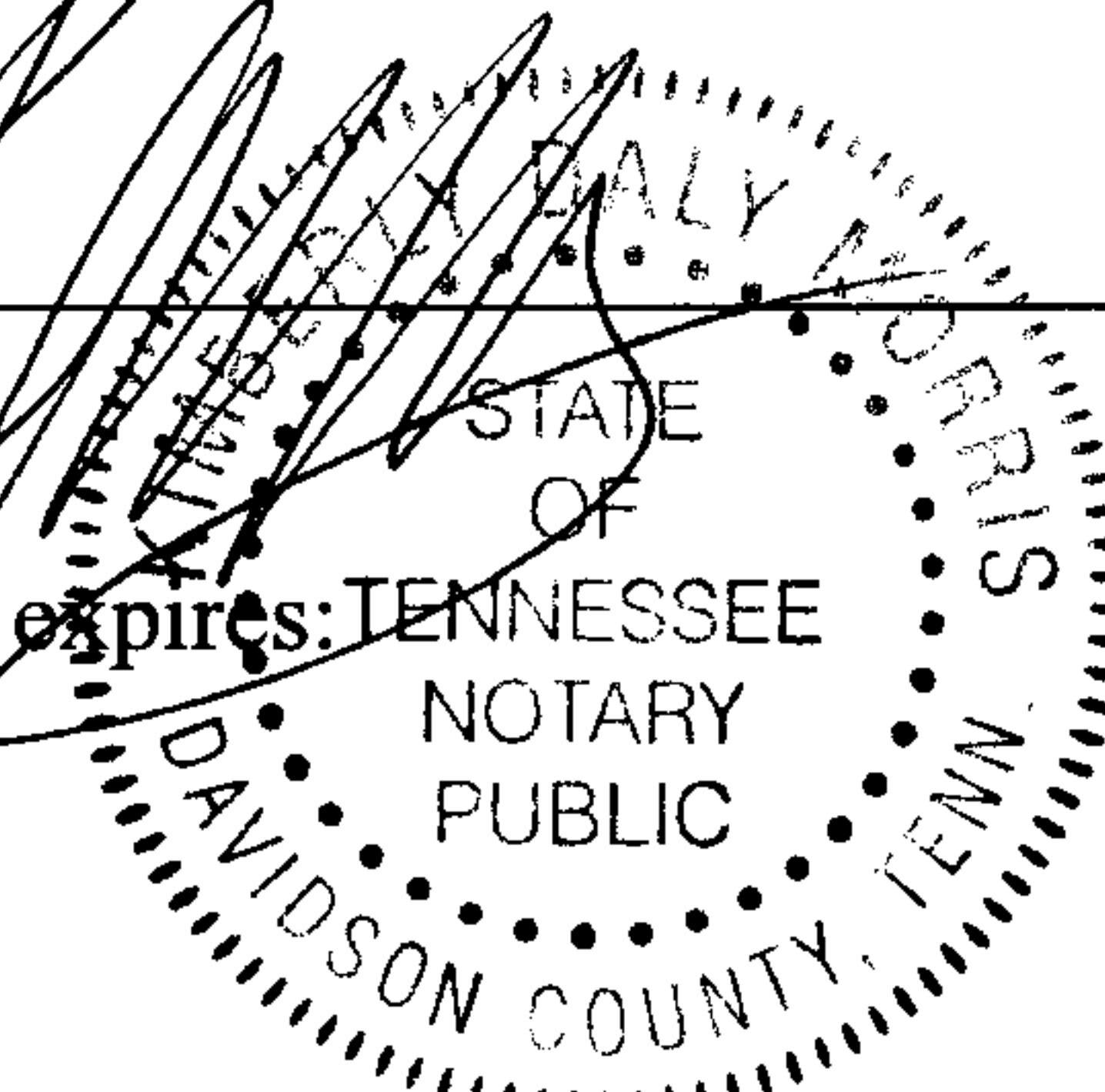
COUNTY OF DAVIDSON)

I, the undersigned, Kimberly Daly Morris, a Notary Public in and for said County, in said State, hereby certify that N. Brad Thomason, whose name as Sole Member and Manager of BT Montevallo Associates, LLC, a Tennessee limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this, the 12th day of May, 2011.

Notary Public

My commission expires: TENNESSEE



My Commission Expires MAR. 4, 2013

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, according to the Survey of Tractor Supply Company Resurvey of Ropers Survey, a Commercial Subdivision, as recorded in Map Book 41, Page 131, in the Probate Office of Shelby County, Alabama, together with the right of ingress and egress over, across and through the 30' wide ingress egress and utility easements identified in Map Book 39, page 20 and Map Book 41, Page 131

Being and intending to be the same property conveyed to BT Montevallo Associates, LLC, by deed of record in Instrument #20100816000261190, Probate Office, Shelby County, Alabama.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Transmission line permit to Alabama Power Company, recorded in Deed Book 109, Page 200, Probate Office of Shelby County, Alabama.
3. Sanitary Sewer Easement to the City of Montevallo, recorded in Instrument 2000-20919, said Probate Office.
4. Memorandum of Lease, of record in Instrument #20100816000261220, said Probate Office.
5. Easement to Alabama Power Company recorded in Instrument #20101216000432480 and Instrument #20101216000423490, said Probate Office.