

\$ 350,000.00

20110613000174160 1/6 \$377.00
Shelby Cnty Judge of Probate, AL
06/13/2011 03:28:52 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Murphy McMillan, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1600
Birmingham, Alabama 35203-5202

Send Tax Notice To:
JCD Lands, LLC

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this ____ day of _____, 2011, by **RL REGI ALABAMA, LLC**, an Alabama limited liability company (“Grantor”), to **JCD LANDS, LLC**, an Alabama limited liability company (“Grantee”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”)

TOGETHER WITH all improvements 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 the Property.

SUBJECT TO those matters listed on Exhibit B attached hereto.

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 Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming under or through Grantor, but not further or otherwise.

[Signatures appear on next page.]

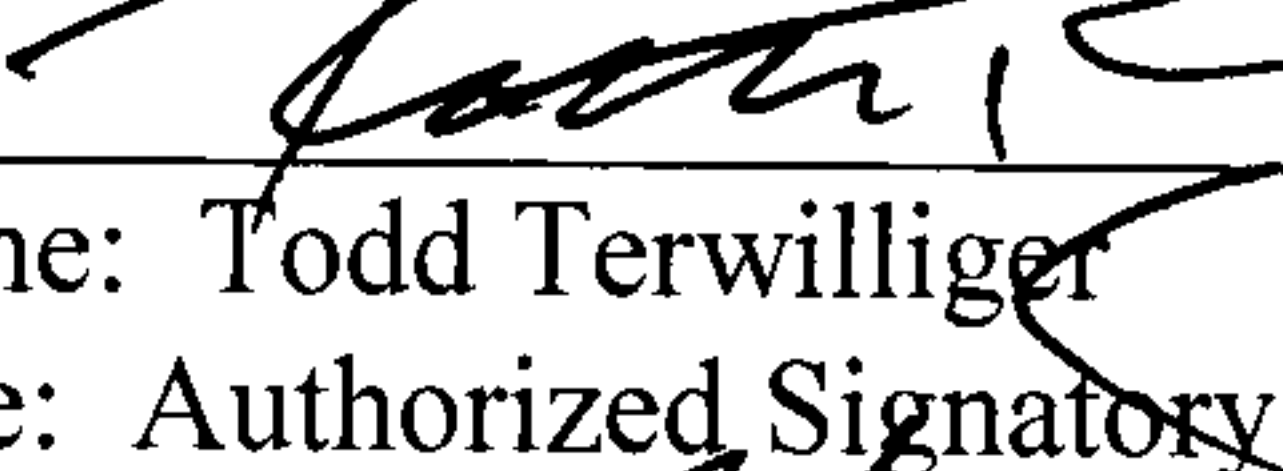
IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the date first written above.

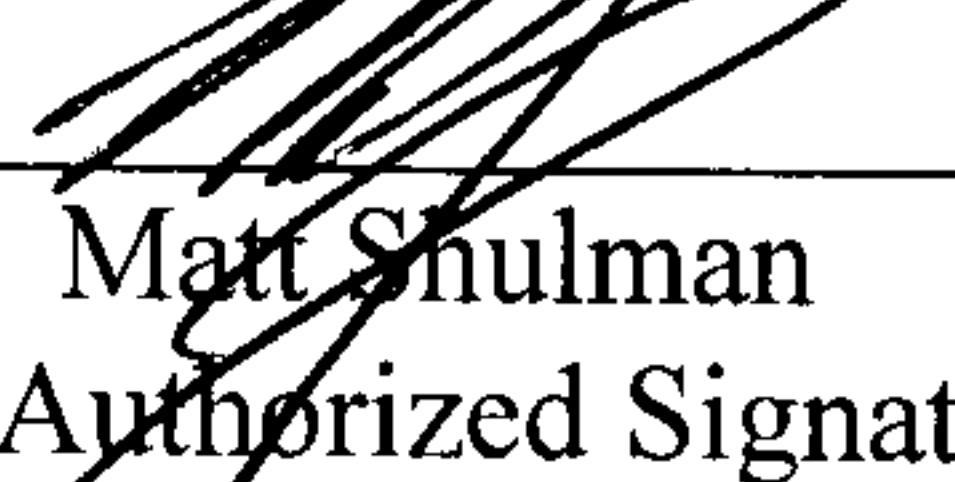
GRANTOR:

RL REGI Alabama, LLC an Alabama Limited Liability Company

By: RL REGI Financial, LLC, a Florida Limited Liability Company, its Sole Member

By: Rialto Capital Advisors, LLC, a Delaware Limited Liability Company, as its attorney-in-fact

By: 
Name: Todd Terwilliger
Title: Authorized Signatory

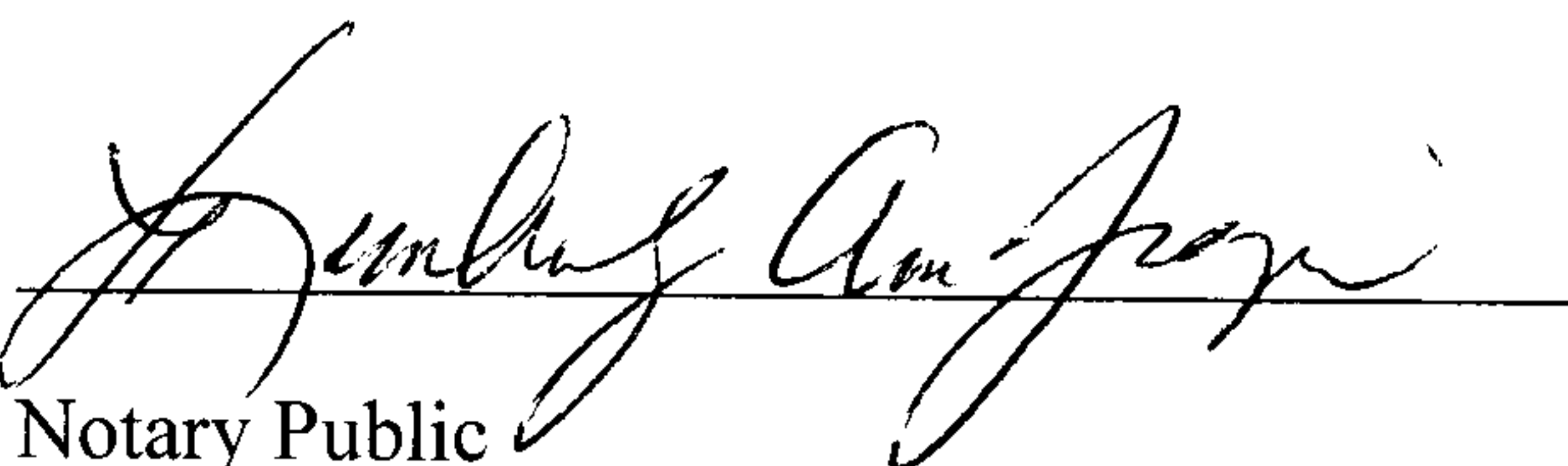
By: 
Name: Matt Shulman
Title: Authorized Signatory

STATE OF Georgia)
Fulton COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Todd Terwilliger, whose name as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, as attorney-in-fact of RL REGI FINANCIAL, LLC, a Florida limited liability company, as sole member of **RL REGI ALABAMA, LLC**, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 26th day of May, 2011.

[NOTARIAL SEAL]


Notary Public

My Commission Expires: 8-17-2014

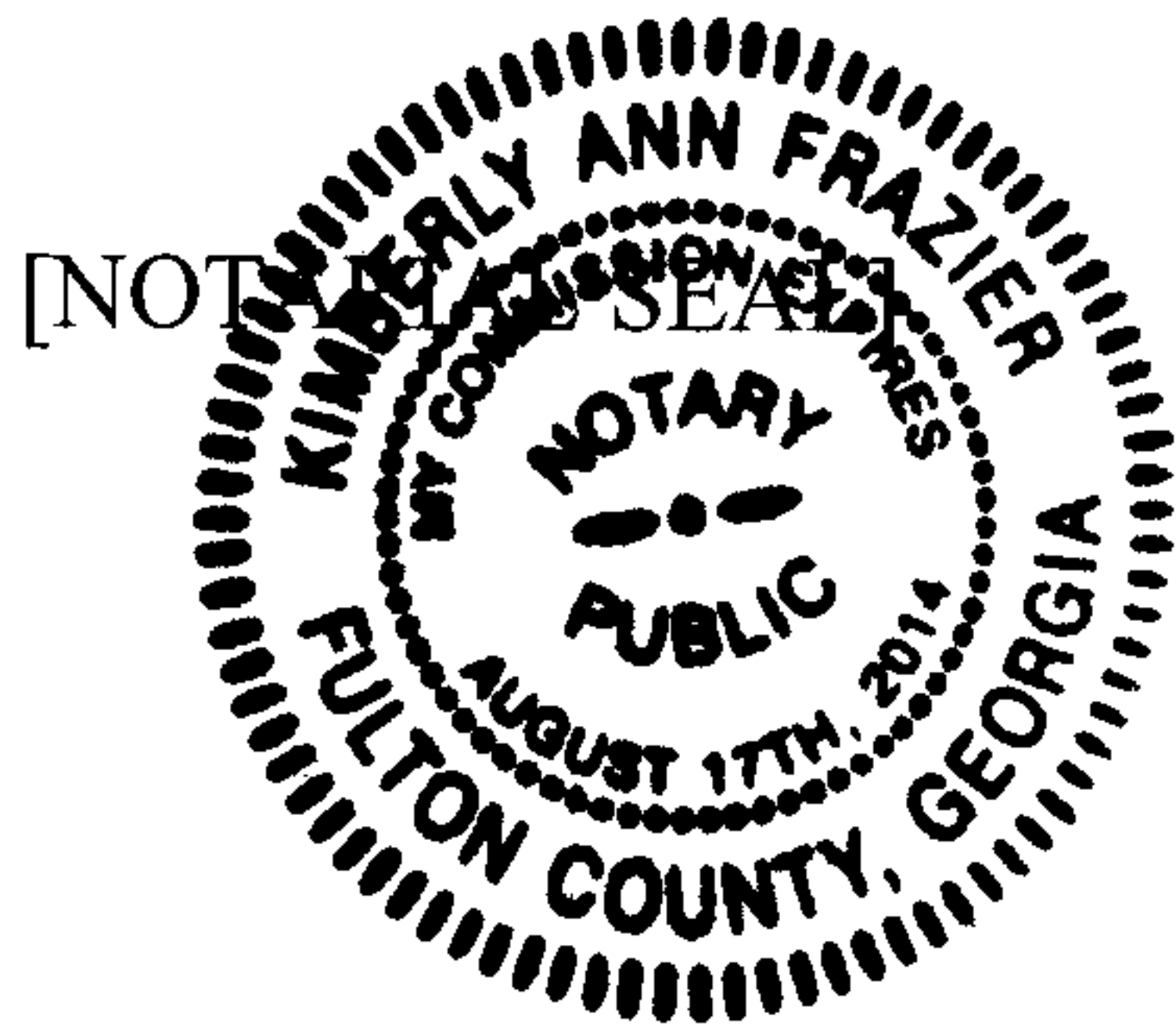


20110613000174160 3/6 \$377.00
Shelby Cnty Judge of Probate, AL
06/13/2011 03:28:52 PM FILED/CERT

STATE OF Georgia)
Fulton COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matt Shulman, whose name as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, as attorney-in-fact of RL REGI FINANCIAL, LLC, a Florida limited liability company, as sole member of **RL REGI ALABAMA, LLC**, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 26th day of May, 2011.



Kimberly Ann Frazier
Notary Public

My Commission Expires: 8-17-2014

EXHIBIT A

PROPERTY



20110613000174160 4/6 \$377.00
Shelby Cnty Judge of Probate, AL
06/13/2011 03:28:52 PM FILED/CERT

A parcel of land situated in the North $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West and the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 4 West, City of Hoover, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, thence North 47 degrees 30 minutes 32 seconds East, a distance of 577.14 feet; thence North 48 degrees 51 minutes 40 seconds East a distance of 1047.51 feet to a point, said point lying on the Westerly right of way line of Shelby County Road #52 (80' right of way) said point also being the beginning of a non tangent curve to the right having a radius of 613.04 feet, a central angle of 19 degrees 03 minutes 27 seconds and subtended by a chord which bears North 06 degrees 24 minutes 42 seconds West and a chord distance of 202.97 feet, thence along the arc of said curve and said right of way a distance of 203.91 feet; thence North 89 degrees 46 minutes 32 seconds West and leaving said right of way a distance of 456.91 feet to a point, said point lying on the Southeasterly right of way line of Norfolk Southern Railroad (100' right of way), thence South 60 degrees 14 minutes 45 seconds West a distance of 183.04 feet to a point, said point being the beginning of a curve to the left having a radius of 2000.00 feet, a central angle of 14 degrees 51 minutes 24 seconds and subtended by a chord which bears South 52 degrees 49 minutes 02 seconds West and a chord distance of 517.15 feet; thence along the arc of said curve a distance of 518.60 feet to a point, said point being the beginning of a reserve curve, having a radius of 1900.00 feet, a central angle of 13 degrees 14 minutes 13 seconds and subtended by a chord which bears South 52 degrees 00 minutes 27 seconds West and a chord distance of 437.97 feet, thence along the arc of said curve a distance of 438.95 feet; thence South 58 degrees 37 minutes 33 seconds West a distance of 328.09 feet to a point, said point being the beginning of a curve to the left, having a radius of 2100.00 feet, a central angle of 05 degrees 51 minutes 47 seconds and subtended by a chord which bears South 55 degrees 41 minutes 39 seconds West and a chord distance of 214.80 feet; thence along the arc of said curve a distance of 214.89 feet; thence South 52 degrees 44 minutes 55 seconds West, a distance of 514.11 feet; thence South 52 degrees 49 minutes 37 seconds West a distance of 53.81 feet, thence South 52 degrees 47 minutes 09 seconds West a distance of 165.61 feet; thence South 47 degrees 28 minutes 23 seconds West a distance of 758.93 feet; thence South 50 degrees 30 minutes 49 seconds West a distance of 1143.79 feet; thence South 01 degrees 24 minutes 20 seconds East a distance of 46.81 feet to the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of above said Section 13; thence South 89 degrees 11 minutes 37 seconds West a distance of 58.21 feet; thence South 50 degrees 09 minutes 13 seconds West a distance of 59.33 feet to a point, said point being the beginning of a curve to the left, having a radius of 3096.98 feet a central angle of 04 degrees 12 minutes 02 seconds and subtended by a chord which bears South 47 degrees 39 minutes 44 seconds West and a chord distance of 227.01 feet; thence along the arc of said curve a distance of 227.06 feet; thence South 45 degrees 33 minutes 42 seconds West a distance of 211.67 feet to a point, said point being the beginning of a curve to the right having a radius of 4116.41 feet a central angle of 04 degrees 31 minutes 41 seconds and subtended by a chord which bears South 47 degrees 49 minutes 33 seconds West and a chord distance of 325.23 feet;


thence along the arc of said curve a distance of 325.31 feet; thence South 50 degrees 05 minutes 23 seconds West a distance of 265.64 feet to a point said point being the beginning of a curve to the left having a radius of 5061.55 feet, a central angle of 06 degrees 16 minutes 33 seconds and subtended by a chord which bears South 46 degrees 57 minutes 07 seconds West and a chord distance of 554.13 feet; thence along the arc of said curve a distance of 554.41 feet; thence South 43 degrees 48 minutes 50 seconds West a distance of 721.30 feet, thence North 73 degrees 44 minutes 50 seconds East and leaving said railroad right of way a distance of 1873.84 feet; thence South 01 degrees 24 minutes 38 seconds East a distance of 216.03 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of above said Section 13, thence North 88 degrees 15 minutes 03 seconds East a distance of 804.58 feet; thence North 05 degrees 49 minutes 54 seconds West a distance of 1065.46 feet, thence North 49 degrees 33 minutes 09 seconds East a distance of 727.73 feet; thence North 49 degrees 47 minutes 49 seconds East a distance of 100.48 feet, thence North 49 degrees 35 minutes 09 seconds East a distance of 1482.43 feet, thence North 49 degrees 29 minutes 38 seconds East a distance of 231.09 feet to POINT OF BEGINNING.

All being situated in Shelby County, Alabama.

Commence at the Southwest corner of the Northwest ¼ of the Southwest ¼ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; thence South 01 degrees 22 minutes 27 seconds East, a distance of 1,323.13 feet; thence South 88 degrees 35 minutes 36 seconds West 1,113.00 feet; thence South 88 degrees 42 minutes 23 seconds West, a distance of 1,553.50 feet; thence North 01 degrees 01 minutes 17 seconds West, a distance of 208.05 feet to a point on the Southeasterly right of way of Southern Railway (100 foot right of way); thence North 43 degrees 48 minutes 58 seconds East and along said right of way, a distance of 1,203.84 feet; thence North 73 degrees 44 minutes 50 seconds East and leaving said right of way a distance of 1,873.84 feet; thence 01 degrees 24 minutes 38 seconds East, a distance of 215.85 feet to the point of beginning.

All being situated in Shelby County, Alabama.

EXHIBIT B


20110613000174160 6/6 \$377.00
Shelby Cnty Judge of Probate, AL
06/13/2011 03:28:52 PM FILED/CERT

1. Ad valorem taxes for tax year 2011 and subsequent years;
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the Property.
3. Mineral and mining rights and rights incident thereto;
4. Rights or claims of parties in possession not shown by the public records;
5. Easements, or claims of easements, not shown by the public records;
6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises;
7. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property;
8. Right-of-way granted to Alabama Power Company recorded in Book 206, Page 539;
9. Right-of-way as may affect subject property recorded in Volume 12, Page 387;
10. Agreement as set out in Book 128, Page 238;
11. Right-of-way granted to Alabama Power Company recorded in Book 134, Page 426 and Deed Book 223, Page 894;
12. Oil and gas leases recorded in Deed Book 339, Page 146;
13. Right-of-way to Shelby County recorded in Deed Book 154, Page 568;
14. Easement granted to Alabama Power Company recorded in Inst. No. 20040910000506310 and Inst. No. 2006-60164;
15. Lack of access to public road for tax parcels 001.000, 006.000 and 006.010.

NOTE: This instrument has been drafted without benefit of a survey.

Shelby County, AL 06/13/2011
State of Alabama
Deed Tax: \$350.00