



20110926000284230 1/2 \$1015.00
 Shelby Cnty Judge of Probate, AL
 09/26/2011 12:00:43 PM FILED/CERT

Send tax notice to:
 CVF One LLC
 1000 Urban Center Dr.
 Birmingham, AL 35242

This instrument prepared by:
 Charles A. J. Beavers, Jr.
 Bradley Arant Boult Cummings LLP
 One Federal Place
 1819 Fifth Avenue North
 Birmingham, AL 35203-2104

STATE OF ALABAMA)	Shelby County, AL 09/26/2011
	:	State of Alabama
SHELBY COUNTY)	Deed Tax: \$1000.00

1,000,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **MICHAEL E. STEPHENS**, an unmarried man ("Grantor") by **CVF ONE LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Cahaba Valley Farms, as recorded in Map Book 15, page 36, in the Probate Office of Shelby County, Alabama.

Grantor hereby certifies that the Property does not constitute his homestead (as defined by Section 6-10-2 of the Code of Alabama 1975.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. 60 foot easement on the easterly side and a 30 foot easement on the southerly side of the Property, as shown by recorded plat
3. Restrictions, covenants and conditions as set out in instruments recorded in Map Book 15, page 36 and Real 345, page 293, along with the Articles of Incorporation as recorded in Real 345, page 313, and Bylaws as recorded in Real 345, page 318, in said Probate Office
4. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 133, page 170, in said Probate Office
5. Riparian and other rights created by the fact that the Property lies adjacent to Bishop Creek
6. Prescriptive right of way along the east line of the Property
7. Easement-Distribution Facilities to Alabama Power Company as recorded in Instrument #20071108000516860 in said Probate Office

8. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record
9. All matters which would be revealed by an accurate survey or physical inspection of the Property
10. Mineral and mining rights not owned by Grantor

Grantor does hereby reserve unto himself and his heirs and assigns, in addition to the easements reserved in the instruments referenced above, an easement for ingress, egress, and utilities across the southerly 30 feet of the Property for the exclusive use and benefit of Grantor and his heirs and assigns to serve Lot 2 according to the Survey of Cahaba Valley Farms, as recorded in Map Book 15, page 36, in said Probate Office, and the other lands of Grantor which are adjacent thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 16th day of September, 2011.

20110926000284230 2/2 \$1015.00
Shelby Cnty Judge of Probate, AL
09/26/2011 12:00:43 PM FILED/CERT

Michael E. Stephens
By Rhonda Hoggle
As Attorney-in-fact for Michael E. Stephens

Michael E. Stephens

By Rhonda Hoggle

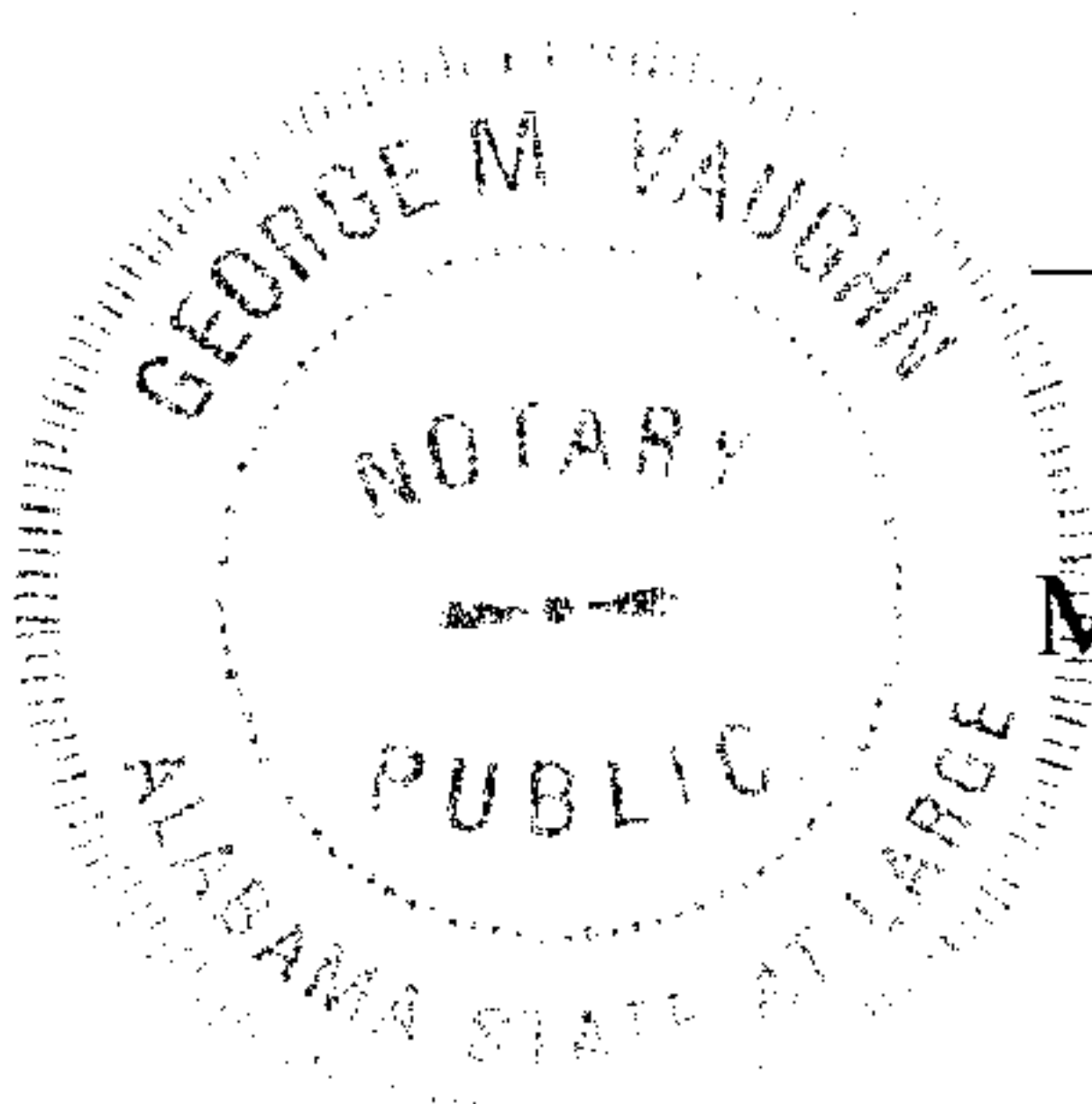
As Attorney-in-Fact for Michael E. Stephens

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rhonda Hoggle, whose name as attorney-in-fact for Michael E. Stephens 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, she, as such attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of Michael E. Stephens.

Given under my hand and official seal the 16th day of September, 2011.

[NOTARIAL SEAL]



[Signature]
Notary Public

My commission expires: 9/27/2014