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Shelby Cnty Judge of Probate, AL
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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Six Hundred, Thirty Thousand and no/100's Dollars (\$630,000.00)** and other good and valuable consideration to the undersigned grantor,

KENNETH E. JACKSON, an unmarried man

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

BISHOP CREEK OFFICE, LLC

(hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel A

Part of SE ¼ Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said ¼ Section; thence run east along the South line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run Northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run Northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run Northeasterly along said right of way line for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a county road; thence 30 deg.- 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 03 deg. 16 min. 07 sec.; thence 08 deg. 19 min. 34 sec. right to the chord of said curve and run southerly along the are of said curve and along said right of way line for 204.22 feet; thence from said chord 09 deg. 37 min. 54 sec. left and run southeasterly along said right of way line for 96.08 feet to the beginning of a curve to the right, said curve having a radius of 3,599.42 feet and subtending a central angel of 02 deg. 19 min. 55

sec.; thence 13 deg. 55 min. 51 sec. right of the chord of said curve and run southerly along the are of said curve and along said right of way line for 146.49 feet to a point at the intersection of the westerly right of way line of said Oak Mountain State Park Road and the north right of way line of a proposed street; thence from the chord of said curve 97 deg. 35 min. 27 sec. right and run southwesterly along the north right of way line of said proposed street for 300.49 feet to the beginning of a curve to the left, said curve having a radius of 50.00 feet and subtending a central angle of 17 deg; 54 min 41 sec.; thence run southwesterly along the are of said curve and along said right of way line for 15.63 feet to the end of said curve, said point being the point of beginning of the property herein described; thence from the tangent of said curve 97 deg. 08 min. 18 sec. right and run northwesterly for 210.58 feet to a point on the approximate floodway line of Bishops Creek; thence 121 deg. 47 min. 55 sec. left and run southwesterly along said approximate floodway line for 442.86 feet; thence 87 deg. 23 min. 54 sec. left and run southeasterly for 200.21 feet; thence 92 deg. 36 min. 06 sec. left and run northeasterly for 276.49 feet to a point on the right of way line of said proposed street, said point being on a curve to the right said curve having a radius of 50.00 feet and subtending a central angle of 85 deg. 26 min. 04 sec.; thence 60 deg. 46 min. 27 sec. left to become tangent to said curve and run northeasterly along the arc of said curve and along said proposed right of way line of said proposed street for 74.55 feet to the point of beginning.

Parcel B

Part of SE ¼ Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of said ¼ section; thence run east along the south line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run northwesterly for 399.97 feet to a point on the northerly right of way line of Oak Mountain Park Road; thence continue northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run northwesterly for 25.0 feet to a point on the south right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run northeasterly along said right of way line for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue northeasterly for 9.51 feet to a point on the southerly right of way line of a county road; thence 30 deg. 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run southeasterly along said right of way line for 187.31 feet to the south east corner of the Waffle House site, said point being the point of beginning of the property herein described; thence continue southeasterly along the last stated course for 78.77 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 00 deg. 33 min. 45 sec.; thence 11 deg. 36 min. 42 sec. right to the chord of said curve and run southerly along the arc of said curve and along the said right of way



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line for 35.15 feet to a point at the northeast corner of the Peaches and Cream site; thence 62 deg. 14 min. 05 sec. right from the chord of said curve and run southwesterly along the north property line of said Peaches and Cream site and along the north line of the S.D.P. Motel site for 321.34 feet; thence 06 deg. 12 min. 14 sec. left and run southwesterly along the north line of said S.D.P. Motel site and along the north line of the Cock of the Walk site: for 449.57 feet to the northwest corner of said Cock of the Walk site; thence 92 deg. 36 min. 06 sec. right and run northwesterly for 506.69 feet; thence 91 deg. 18 min. 39 sec. right and run northeasterly for 78.38 feet to the southwest corner of the Sears Service Center site; thence 25 deg. 10 min. 15 sec. right and run easterly along the south line of said Sears Service Center site and along the south line of the Trusthouse Forte Hotel site for 620.32 feet; thence 07 deg. 52 min. 59 sec. right and run southeasterly along said Trusthouse Forte Hotel site and along the Waffle House site for 219.42 feet to the point of beginning.

Parcel C

Description of sanitary sewer easement across S. D. P. Motel Site:

Part of SE ¼ Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of said ¼ section; thence run east along the south line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run northwesterly for 399.97 feet to a point on the northerly right of way line of Oak Mountain Park Road; thence continue northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run southwesterly for 160.00 feet; thence 88 deg. 41 min 21 sec. right and run northwesterly for 25.0 feet to a point on the south right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run northeasterly along said right of way line for 7.53.07 feet; thence 14 deg. 02 min. 10 sec right and continue northeasterly for 9.51 feet to a point of the southerly right of way line of a County Road; thence 30 deg. 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park road; thence 86 deg. 19 min. 31 sec right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec right and run southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right said curve having a radius of 3,579.72 feet and subtending a central angle of 03 deg. 16 min. 07 sec.; thence 08 deg. 19 min. 34 sec. right to the chord of said curve and run southerly along the arc of said curve and along said right of way line for 204.22 feet; thence from said chord 09 deg. 37 min. 54 sec. left and run southeasterly along said right of way line for 96.08 feet to the beginning of a curve to the right, said curve having a radius of 3,599.42 feet and subtending a central angle of 02 deg. 19 min. 55 sec; thence 13 deg. 55 min. 51 sec right to the chord of said curve and run southerly along the are of said curve and along said right of way line for 136.42 feet to the point of beginning of the property herein described; thence continue southerly along said curve and along said right of way line for 10.07 feet to a point at the intersection of the westerly right of way



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line of said Oak Mountain State Park road and the north right of way line of a proposed street; thence from tangent of said curve 96 deg. 25 min. 30 sec right and run southwesterly along the north right of way line of said proposed street for 300.49 feet to the beginning of a curve to the left, said curve having a radius of 50.00 feet and subtending a central angle of 17 deg. 54 min. 41 sec; thence run southwesterly along the are of said curve and along said right of way line for 15.63 feet to the end of said curve; thence from the tangent of said curve 97 deg. 08 min. 18 sec. right and run northwesterly for 10.07 feet; thence 84 deg. 03 min. 24 sec. right to become tangent to a curve to the right, said curve having a radius of 60.00 feet and subtending a central angle of 16 deg. 43 min. 00 sec.; thence run easterly along the are of said curve for 17.51 feet to the end of said curve; thence at tangent to said curve run easterly, parallel to and 10 feet from the north right of way line of said proposed street for 299.35 feet to the point of beginning.

Parcel D

Description of sanitary sewer easement for Cock-of-the-Walk site: Part of the SE ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said ¼ Section; thence run East along the South line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run Northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run Northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run Northeasterly along said right of way line for 253 .07 feet; thence 14 deg. 02 min. 10 sec. right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a county road; thence 30 deg. 57 min. 50 sec. right and run Easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run Southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run Northeasterly for 575.98 feet to a point on the Westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run Southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run Southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 03 deg. 16 min. 07 sec.; thence 08 deg. 19 min. 34 sec. right to the chord of said curve and run Southerly along the are of said curve and along said right of way line for 204.22 feet; thence from said chord 09 deg. 37 min. 54 sec. left and run Southeasterly along said right of way line for 96.08 feet to the beginning of a curve to the right, said curve having a radius of 3,599.42 feet and subtending a central angle of 02 deg. 19 min. 55 sec.; thence 13 deg. 55 min. 51 sec. right to the chord of said curve and run Southerly along the are of said curve and along said right of way line for 146.49 feet to a point at the intersection of the Westerly right of way line of said Oak Mountain State Park Road and the North right of way line of a proposed street; thence from the chord of said curve 97 deg. 35 min. 27 sec. right and run Southwesterly along the North right of way line of said proposed



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street for 300.49 feet to the beginning of a curve on the left, said curve having a radius of 50.00 feet and subtending a central angle of 17 deg. 54 min. 41 sec.; thence run Southwesterly along the arc of said curve and along said right of way line for 15.63 feet to the end of said curve, said point being the point of beginning of the property herein described; thence from the tangent of said curve 97 deg. 08 min. 18 sec. right and run Northwesterly for 10.07 feet; thence 95 deg. 56 min. 36 sec. left to become tangent to a curve to the left said curve having a radius of 60.00 feet and subtending a central angle of 91 deg. 51 min. 01 sec.; thence run Southwesterly along the arc of said curve for 96.18 feet to the end of said curve; thence from the tangent of said curve turn an angle on the left of 114 deg. 00 min. 17 sec. and run Northeasterly for 11.18 feet to a point on the cul-de-sac right of way line of said proposed street; thence 60 deg. 46 min. 26 sec. left to become tangent to a curve to the right, said curve having a radius of 50.00 feet and subtending a central angle of 85 deg. 26 min. 04 sec.; thence run Northeasterly along the arc of said curve and along said proposed right of way line of said proposed street for 74.55 feet to the end of said curve and to the point of beginning; being situated in Shelby County, Alabama.

Less and except any part of subject property lying within Bishop Creek.

Subject to 2012 and subsequent years ad valorem taxes.

Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

Subject to Restrictions and Covenants appearing of record in Inst. 1994-1702 and Inst. No. 1994-24348 recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Riparian rights associated with Bishop Creek under applicable State and/or Federal law.

Easement agreement being recorded in Real 166, Page 725, Real 185, Page 456, Real 189, Page 426, Volume 302, Page 15 and Inst. No. 1998-26741.

Mineral and mining rights excepted.

The above described property is not the homestead of the grantor or his spouse.

Six Hundred Thousand and n/100's Dollars (\$600,000.00) of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

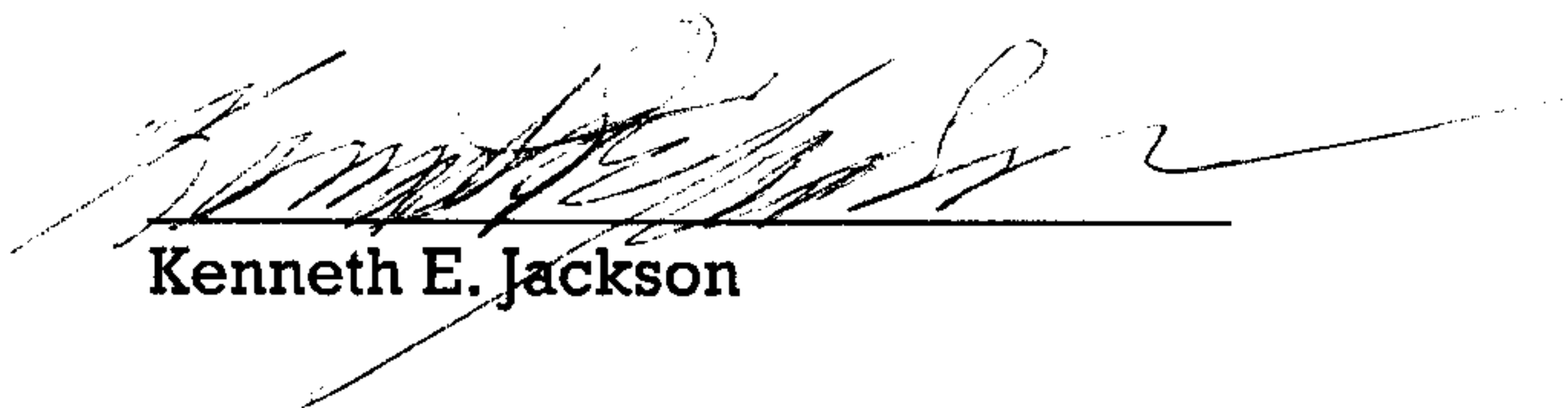
TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns.

And said GRANTOR does for himself, his heirs, successors and assigns, covenant with said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


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IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal
this the 10th day of November, 2011.

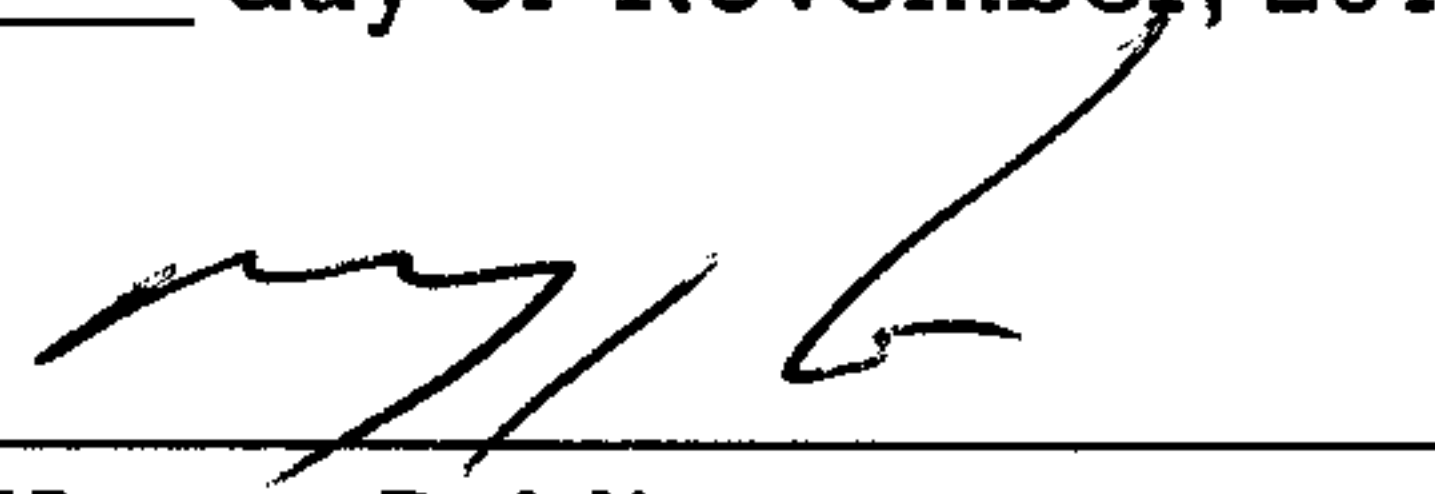
ATTEST:


Kenneth E. Jackson

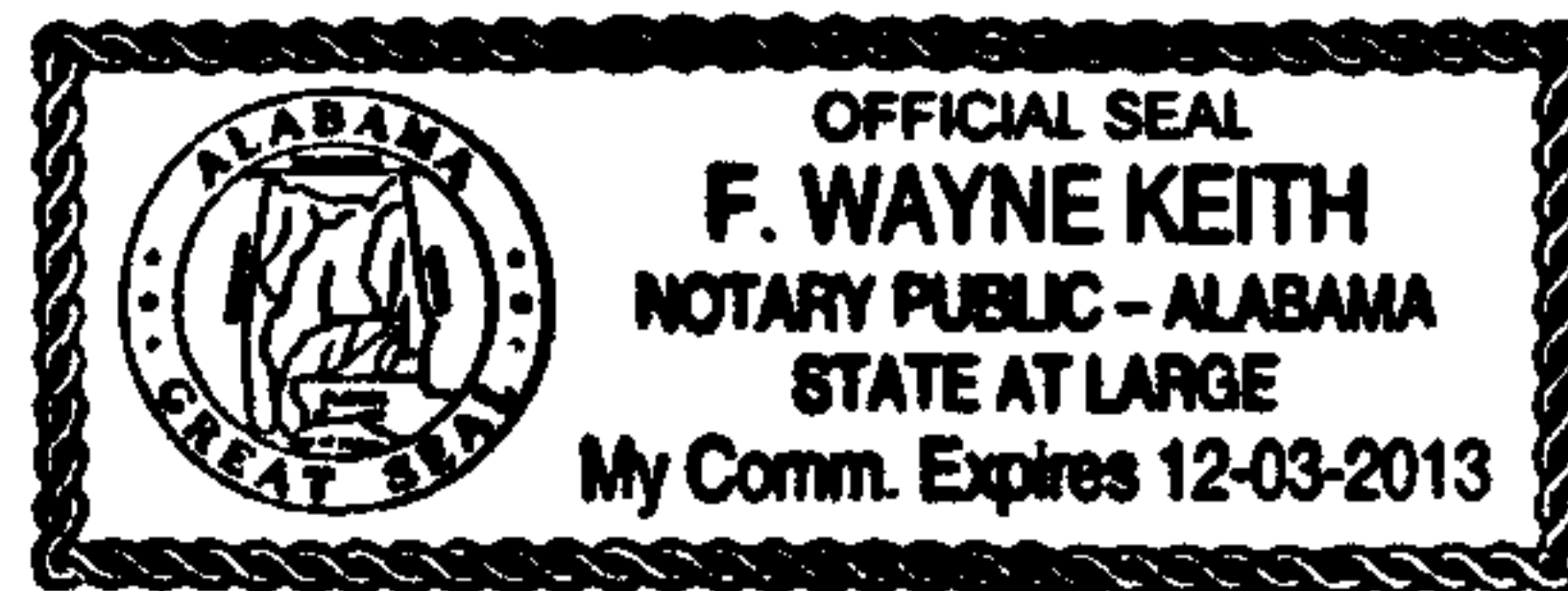
STATE OF ~~MISSISSIPPI~~ ALABAMA
COUNTY OF ~~MADISON~~ SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify
that Kenneth E. Jacksons, whose name is signed to the foregoing conveyance and who is
known to me, acknowledged before me, that, being informed of the contents of the
conveyance he executed the same voluntarily.

Given under my hand and seal this the 10th day of November, 2011.


Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane Suite 150
Birmingham, Alabama 35244



SEND TAX NOTICE TO:
Bishop Creek Office, LLC
120 Bishop Circle
Pelham, Alabama 35124



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Shelby County, AL 11/16/2011
State of Alabama
Deed Tax: \$30.00