



20111116000346810 1/4 \$103.50
Shelby Cnty Judge of Probate, AL
11/16/2011 12:09:21 PM FILED/CERT

This Instrument Was Prepared By:

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Balch & Bingham LLP
P.O. Box 306
Birmingham, AL 35201

Send Tax Notice To:

AFK Land, LLC
15 Southlake Lane
Suite 100
Hoover, AL 35244

STATUTORY WARRANTY DEED

Shelby County, AL 11/16/2011
State of Alabama
Deed Tax: \$82.50

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **COMPASS BANK**, an Alabama banking corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **AFK LAND, LLC**, a limited liability company, (herein collectively referred to as "Grantee"), the real estate situated in Shelby County, Alabama described on **Exhibit "A"** hereto, together with all appurtenances thereto, if any (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levels taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the Public Records.
2. Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.
3. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.

6. Easements, covenants, reservations, conditions and restrictions of record.
7. Any statutory right of redemption held by others under Section 6-5-248 of the Code of Alabama (1975), as the same may be amended from time to time or any successor statute.
8. Utility easements and facilities serving the Property, whether of record or not.
9. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
10. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
12. Taxes and assessments for the year 2012 and subsequent years and not yet due and payable.
13. Easements, encumbrances, restrictive covenants and all other matters of record shown in the Probate Office of Shelby County, Alabama.
14. Right of Way granted Alabama Power Company by instrument recorded in Deed Volume 216, page 621 and Deed Volume 216, page 623 in the Probate Office of Shelby County, Alabama.
15. Right of way recorded in Instrument 20051116000598420, in the Probate Office of Shelby County, Alabama.
16. Less and except any portion of subject property lying within a road right of way.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of November 9, 2011.

COMPASS BANK

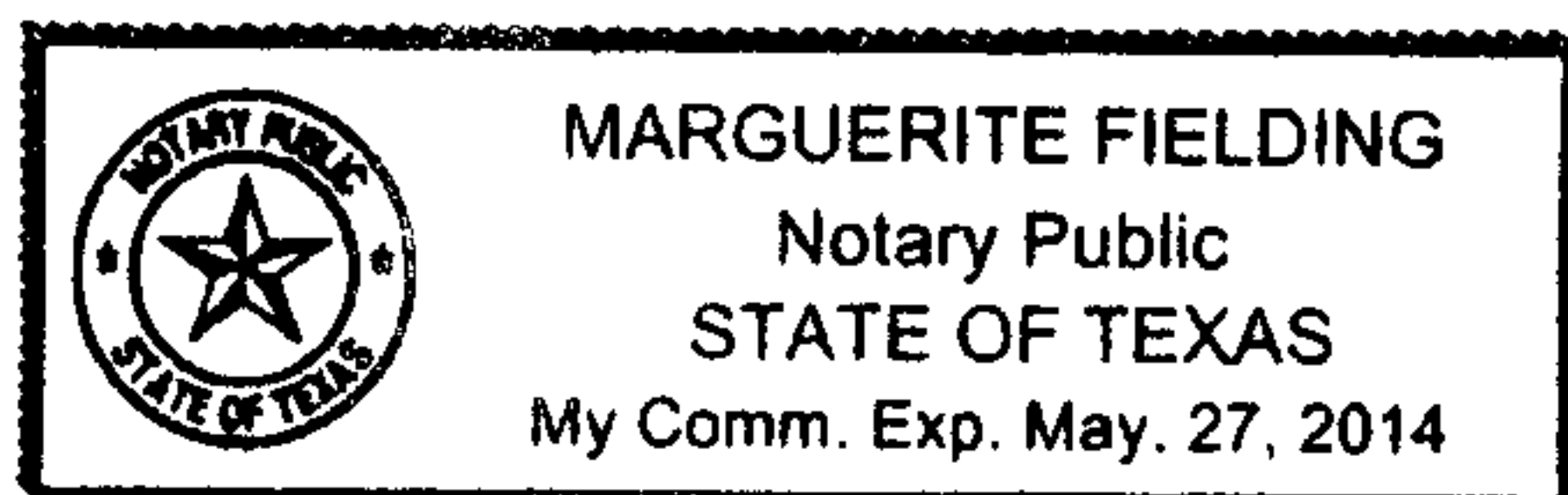
By: [Signature]
Its: Matthew Hickey
Vice President

STATE OF TEXAS)

COUNTY OF DALLAS)

I, the undersigned Notary Public in and for said County in said State, hereby certify that MATTHEW HICKEY, whose name as Vice President of **COMPASS BANK**, an Alabama banking corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 9 day of November, 2011.



[Notarial Seal]

[Signature]
Notary Public
My Commission expires: _____

EXHIBIT A TO DEED

Description of Property

PARCEL I:

A parcel of land situated in the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 18 South, Range 1 West; thence in a Northerly direction along the West line of Southeast $\frac{1}{4}$ of said section a distance of 1223.09 feet to the point of beginning; thence $114^{\circ}31'$ to the right and in a Southeasterly direction a distance of 397.24 feet to a point on the Westerly right of way line of Cahaba Valley Road; thence $90^{\circ}00'$ to the left and in a Northeasterly direction along the Westerly line of Cahaba Valley Road a distance of 141.13 feet to a point; thence $81^{\circ}29'$ to the left and in a Northwesterly direction a distance of 501.26 feet to a point on the West line of the Southeast $\frac{1}{4}$ of said section; thence $123^{\circ}02'$ to the left and in a Southerly direction along said West line a distance of 236.91 feet to the point of beginning.

LESS AND EXCEPT any part of subject property lying within a road right of way.

PARCEL II:

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 29, Township 18 South Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter and run North along the West line of said quarter-quarter for a distance of 132.06 feet to the POINT OF BEGINNING; thence leaving said North line, turn a deflection angle of $120^{\circ}51'37''$ to the right and run in a Southeasterly direction for a distance of 499.38 feet; thence turn an interior angle of $93^{\circ}34'18''$ to the left and run in a Southwesterly direction for a distance of 20.50 feet; thence turn an interior angle of $84^{\circ}05'16''$ to the left and run in a Northwesterly direction for a distance of 501.08 feet to the POINT OF BEGINNING.

Less and except any portion of subject property lying within a road right of way.

All being situated in Shelby County, Alabama.