

This Instrument Prepared By and Return To:

GREG BEERS
BEERS PROPERTIES, LLC
2100 DATA PARK DRIVE, Suite 400
BIRMINGHAM, AL 35244


20111215000380620 1/3 \$1078.00
Shelby Cnty Judge of Probate, AL
12/15/2011 01:35:08 PM FILED/CERT

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this 9th day of December, 2011, by and between 275 Columbiana, Inc., an Illinois corporation ("Grantor"), and Beers Properties, LLC, an Alabama limited liability company ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, and convey unto the Grantee, the real estate situated and being in the County of Shelby, State of Alabama, and being more particularly described as follows ("Property"):

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that its is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, and under a conveyance from the Grantor but not further or otherwise.

This conveyance is expressly made subject to all matters of record including but not limited to easements, covenants, conditions and restrictions of record.

In consideration for Grantor's agreement to convey the Property by Special Warranty Deed, Grantee takes title to the Property subject to all matters of record in the real property records of Shelby County, Alabama. Additionally, Grantee hereby covenants with Grantor that should Grantee ever have any title claim for which it could either look to Grantor for damages or indemnification under the terms of this Special Warranty Deed or make a claim against its ALTA Policy, Grantee shall diligently pursue its claims in good faith against the insurer under the ALTA Policy to full and final resolution prior to pursuing any claims against Grantor arising out of warranties made herein.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor as of the day and year first above written.

275 COLUMBIANA, INC.

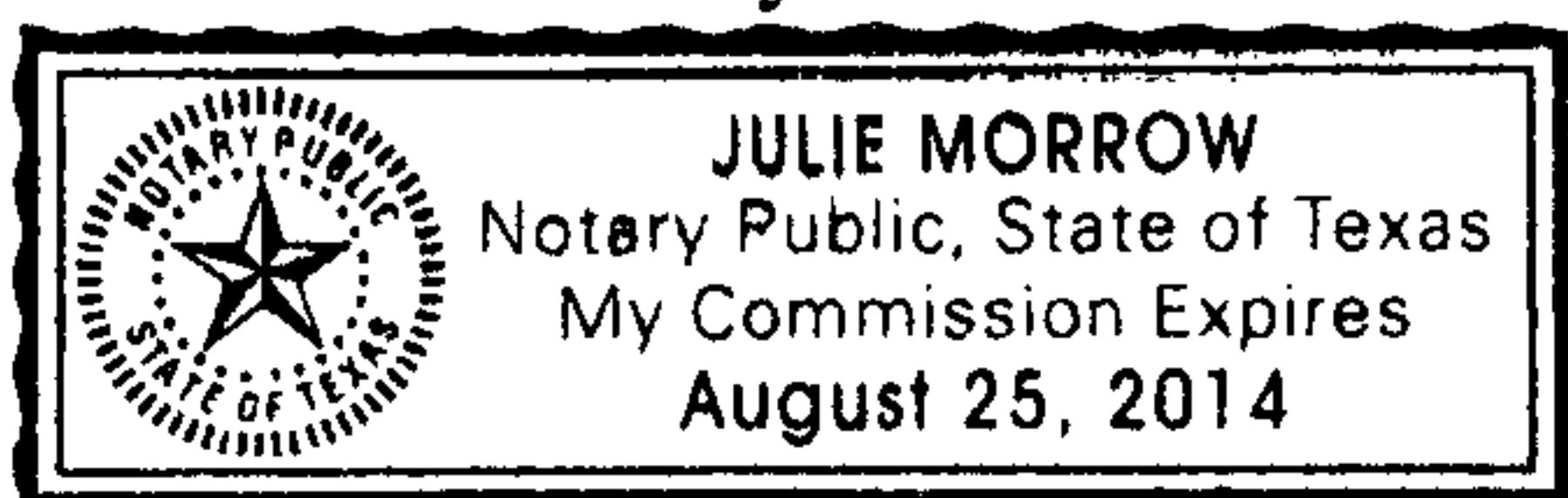
By: Michael D. Mason
Michael D. Mason
Vice-President

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STATE OF TEXAS
COUNTY OF HARRIS

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Michael D. Mason, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of 275 Columbian, Inc., an Illinois corporation, the within named bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing the name of the company by himself as such officer.

Witness my hand and seal this the 9 day of December, 2011.



My Commission Expires: Aug. 25, 2014

[Signature]
Notary Public

Property Address:

275 COLUMBIANA SQUARE
COLUMBIANA, AL 35051

Property Owner's Name and Address:

GREG BEENS
BEENS PROPERTIES, LLC
2100 DATA PARK DRIVE
BIRMINGHAM, AL 35244

Tax Parcel I.D. No.: 21-7-26-2-001-001.001

Mail tax bills:

BEENS PROPERTIES, LLC
2100 DATA PARK DRIVE
BIRMINGHAM, AL 35244

EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 26; thence in a Northerly direction along the projection of the Easterly line of said Section 26, a distance of 2.82 feet to a point on the Westerly right of way line of Joiner Town Road said point also being an old rebar corner which is also the SE corner of the Elliot Lot described in Deed Book 12, page 496; thence 137°14'28" right in a Southeasterly direction along said right of way line, a distance of 30.06 feet to the point of beginning; thence continue along last described course and said right of way line, a distance of 40.09 feet; thence 93°46'21" right in a Southwesterly direction a distance of 200.73 feet; thence 93°46'21" left in a Southeasterly direction a distance of 77.68 feet; thence 21°21'23" left in a Southeasterly direction a distance of 171.49 feet to a point on the Westerly right of way line of Alabama Highway No. 25; thence 90° right in a Southwesterly direction and along said right of way line, a distance of 497.95 feet; thence 90° right in a Northwesterly direction a distance of 328.00 feet; thence 90° left in a Southwesterly direction a distance of 20.00 feet; thence 90° right in a Northwesterly direction a distance of 325.09 feet; thence 90° right in a Northeasterly direction a distance of 467.05 feet to a point on the Southeasterly right of way line of Southern Railway; thence 30°06'20" right in a Northeasterly direction a distance of 235.48 feet to a point on the West line of said Elliot Lot; thence 81°15'03" right in a Southeasterly direction along said West line of the Elliot Lot, and parallel with the Westerly right of way line of Joiner Town Road, a distance of 146.98 feet; thence 93°46'21" right in a Southwesterly direction a distance of 10.02 feet; thence 93°46'21" left, in a Southeasterly direction a distance of 130.06 feet; thence 86°13'39" left in a Northeasterly direction a distance of 200.73 feet to the point of beginning; being situated in Shelby County, Alabama.

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



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Shelby County, AL 12/15/2011
State of Alabama
Deed Tax: \$1060.00