


Send Tax Notice to:

Holland Real Estate Company, LLC
228 Hawthorn St.
Birmingham, AL 35242


20111221000387410 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
12/21/2011 02:57:20 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$125,000.00) DOLLARS, in cash, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, AOR REAL ESTATE, INC., a Delaware corporation, now known as AOR Real Estate, LLC, a Delaware limited liability company (herein referred to as "Grantor") has and hereby does grant, bargain, sell and convey unto Holland Real Estate Company, LLC (herein referred to as "Grantee"), the following described real property situated in Shelby County, Alabama, to-wit:

See Exhibit "A", hereto attached and made a part hereof

Subject only to: 1. General or special taxes or assessments for 2012 and subsequent years not yet due and payable; 2. Agreement for Water Line Easement as set out in Instrument No. 1993-22320 in Probate Office; 3. A Twenty Five (25) foot building setback line from Holland Complex Drive as shown on recorded plat; 4. Easements as shown by recorded plat, including a Fifteen (15) foot easement on the Northeast corner, a Ten (10) foot on the Southerly side and a Fifteen (15) foot on the Southerly side of lot; 5. Easement granted to Alabaster Water Works Board as set out in Instrument No. 2000-44530 in Probate Office; 6. Any mineral or mineral rights leased, granted or retained by current or prior owners.

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

IN WITNESS WHEREOF, Grantor has hereunto set our hand and seal this 19th day of December, 2011.

AOR REAL ESTATE, LLC,
a Delaware limited liability company

By: [Signature]
Name: JENNIFER S. WEBSTER
Title: SVP & CFO

STATE OF TEXAS)
COUNTY OF MONTGOMERY)

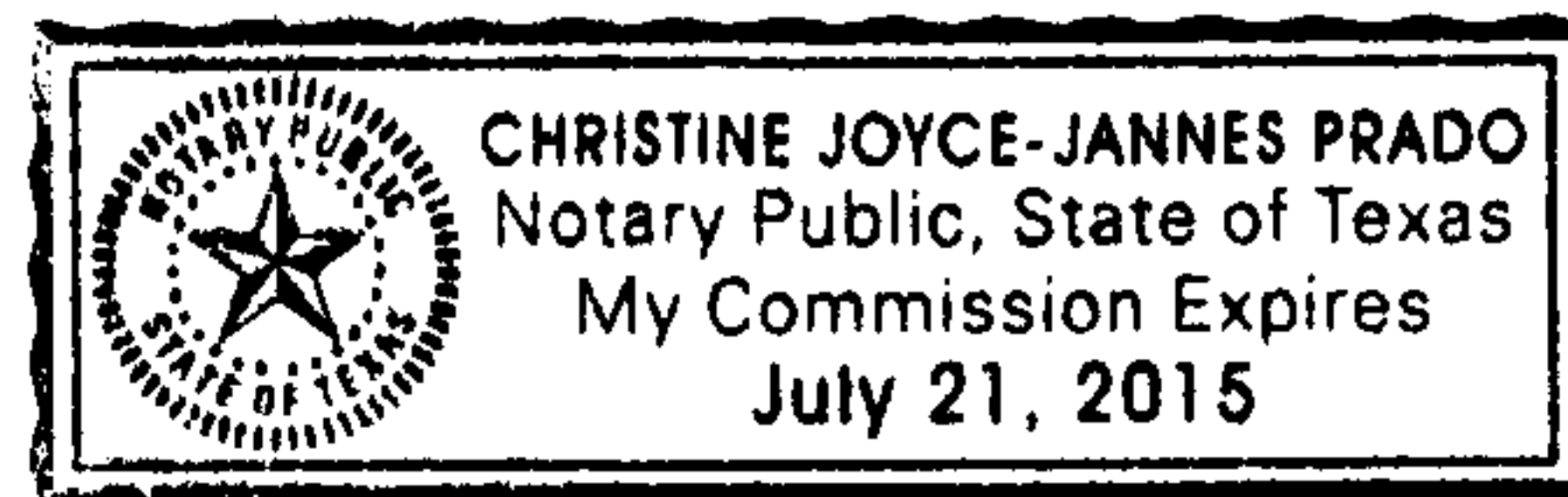
This instrument was acknowledged before me on the 19th day of December, 2011 by Jennifer S. Webster, as the SVP & CFO of AOL REAL ESTATE, LLC, a Delaware limited liability company, on behalf of the company.

(NOTARY SEAL)

[Signature: Christine Joyce-Jannes Prado]

This instrument was prepared by:

John V. Miller, Esq.
1125 Seventeenth Street, Suite 750
Denver, CO 80202





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EXHIBIT A

Legal Description

Real property in the City of Alabaster, County of Shelby, State of Alabama, described as follows:

Parcel of land located in the SE ¼ of the SE ¼ of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of above said ¼ - ¼ Section; thence N 84 deg. 11 min. 34 sec. W, a distance of 162.06 feet; thence N 12 deg. 36 min. 42 sec. E a distance of 301.06 feet; thence N 79 deg. 04 min. 42 sec. W a distance of 216.71 feet; thence S 62 deg. 13 min. 58 sec. W a distance of 64.06 feet to the Point of Beginning, said point also being on the Westerly right of way line of Commercial Park Drive (50 feet Right of Way); thence S 10 deg. 55 min. 18 sec. W and along said right of way a distance of 100.50 feet to a point, said point being the beginning of a curve to the right having a radius of 150.00 feet and a central angle of 26 deg. 11 min. 38 sec. and subtended by a chord which bears S 24 deg. 01 min. 08 sec. W and a chord distance of 67.98 feet; thence along the arc of said curve and said right of way a distance of 68.58 feet; thence S 37 deg. 06 min. 57 sec. W and along said right of way a distance of 117.34 feet to the point, said point being the beginning of a non tangent curve to the right, having a radius of 25 feet, and a central angle of 84 deg. 54 min. 44 sec. and subtended by a chord which bears S 79 deg. 34 min. 28 sec. W and a chord distance of 33.75 feet; thence along the arc of said curve and said right of way a distance of 37.05 feet to a point, said point being the beginning of a reverse curve to the left having a radius of 200.00 feet and a central angle of 25 deg. 03 min. 32 sec. and subtended by a chord which bears N 70 deg. 29 min. 56 sec. W and a chord distance of 86.78 feet; thence along the arc of said curve and said right of way a distance of 87.47 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 25.00 feet and a central angle of 50 deg. 43 min. 50 sec. and subtended by a chord which bears N 57 deg. 39 min. 47 sec. W and a chord distance of 21.42 feet; thence continue along the arc of said curve and said right of way a distance of 22.14 feet to a point, said point being the beginning of a reverse curve to the left having a radius of 60.00 feet and a central angle of 130 deg. 43 min. 56 sec. and subtended by a chord which bears S 82 deg. 20 min. 10 sec. W and a chord distance of 109.08 feet; thence along the arc of said curve and said right of way a distance of 136.90 feet; thence N 83 deg. 17 min. 26 sec. W and leaving said right of way a distance of 212.04 feet; thence N 11 deg. 14 min. 49 sec. W a distance of 224.10 feet; thence N 88 deg. 20 min. 39 sec. E a distance of 83.83 feet; thence S 79 deg. 29 min. 33 sec. E a distance of 73.46 feet; thence N 83 deg. 39 min. 41 sec. E a distance of 126.22 feet; thence S 85 deg. 48 min. 17 sec. E a distance of 71.94 feet; thence S 56 deg. 34 min. 48 sec. E a distance of 68.84 feet; thence S 51 deg. 51 min. 21 sec. E a distance of 88.12 feet; thence N 77 deg. 28 min. 06 sec. E a distance of 48.51 feet; thence N 44 deg. 25 min. 38 sec. E a distance of 77.05 feet; thence N 02 deg. 41 min. 45 sec. E a distance of 20.57 feet; thence S 87 deg. 18 min. 11 sec. E a distance of 30.80 feet to the point of beginning; being situated in Shelby County, Alabama.

Also known as Lot 16, according to the Survey of Holland Commercial Complex, Phase I, as recorded in Map Book 27 Page 118 in the Probate Office of Shelby County, Alabama.



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Shelby County, AL 12/21/2011
State of Alabama
Deed Tax:\$125.00