

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Western Properties, LLC
3360 Davey Allison Blvd
Hueytown, AL 35023

Corporation Form Warranty Deed

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20120302000075040 1/2 \$415.00
Shelby Cnty Judge of Probate, AL
03/02/2012 12:36:08 PM FILED/CERT

That in consideration of Four Hundred Thousand dollars and Zero cents (\$400,000.00) to the undersigned grantor, Alabaster Management LLC as Trustee of The Alabaster Irrevocable Trust, a Trust organized under the laws of the State of Nevada (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Western Properties, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its, who is authorized to execute this conveyance, hereto set its signature and seal, this the 24th day of February, 2012.

Alabaster Irrevocable Trust
Alabaster Management LLC,
As Trustee of the Trust

By:

Charles A. Mohler
Charles A. Mohler, As Manager of the Trust

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alabaster Irrevocable Trust, Alabaster Management LLC, as Trustee of the Trust, By: Charles A. Mohler, as the Manager of the Trustee, , whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2012

Michael T. Atchison

Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

20120302000075040 2/2 \$415.00
Shelby Cnty Judge of Probate, AL
03/02/2012 12:36:08 PM FILED/CERT

PROPERTY 1:

PARCEL I:

Beginning at the Northeast corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 01 degrees 17 minutes 35 seconds East along the East line of Section 25 for a distance of 2693.45 feet to an iron rod; thence North 86 degrees 44 minutes 16 seconds West for a distance of 1330.10 feet to an axle; thence North 00 degrees 59 minutes 44 seconds West for a distance of 2685.71 feet to a railroad rail; thence South 87 degrees 01 minutes 38 seconds East for a distance of 1315.60 feet to a railroad rail and the point of beginning.

PARCEL II:

Beginning at a 2-inch iron pipe at the SW corner of Section 30, Township 21 South, Range 2 West, thence North 01 degrees 26 minutes 39 seconds West and along the West line of Section 30 a distance of 2662.65 feet to an iron pipe; thence North 01 degrees 17 minutes 35 seconds West and along the West line of Section 30 a distance of 2693.45 feet to a railroad rail; thence South 88 degrees 47 minutes 05 seconds East and along the North line of Section 30 a distance of 2651.12 feet to a railroad rail; thence South 88 degrees 49 minutes 08 seconds East and along the North line of Section 30 a distance of 168.58 feet to a rebar; thence South 23 degrees 36 minutes 05 seconds East a distance of 177.10 feet to a capped iron; thence South 72 degrees 44 minutes 28 seconds West a distance of 1451.47 feet to a capped iron; thence North 80 degrees 28 minutes 09 seconds West a distance of 954.51 feet to a capped iron; thence South 31 degrees 00 minutes 16 seconds West a distance of 493.88 feet to a capped iron; thence South 12 degrees 48 minutes 21 seconds East a distance of 3121.24 feet to a capped iron; thence South 32 degrees 49 minutes 48 seconds East a distance of 684.03 feet to a capped iron; thence South 88 degrees 59 minutes 41 seconds East for a distance of 819.80 feet to a capped iron; thence North 52 degrees 08 minutes 09 seconds East a distance of 743.40 feet to a grader blade; thence South 01 degrees 08 minutes 51 seconds East a distance of 666.99 feet to a 1/2-inch iron pipe; thence North 88 degrees 59 minutes 41 seconds West a distance of 1339.11 feet to a grader blade; thence South 01 degrees 29 minutes 34 seconds East a distance of 655.00 feet to a rebar; thence North 88 degrees 22 minutes 54 seconds West a distance of 1291.41 feet to a 1/2-inch iron pipe; thence South 00 degrees 10 minutes 25 seconds East a distance of 427.40 feet to a 1/2-inch iron pipe; thence North 81 degrees 14 minutes 04 seconds West and along the Northerly right of way of Shelby County Road 12 a distance of 51.31 feet to a 1/2-inch iron pipe; thence North 00 degrees 05 minutes 25 seconds West a distance of 421.07 feet to the point and place of beginning.

PARCEL III:

Lot 1-A and 2-A, according to the Map of Spain Estates, in Section 25, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 32, in the Probate Office of Shelby County, Alabama.

PROPERTY 2:

Commencing at a railroad nail found at the Northeast corner of Section 25, Township 21 South, Range 3 West; thence South 48 degrees 40 minutes 40 seconds East a distance of 749.02 feet to a capped iron set, which is the point of beginning; thence South 80 degrees 28 minutes 09 seconds East for a distance of 954.51 feet to capped iron set; thence North 72 degrees 44 minutes 28 seconds East for a distance of 1451.47 feet to capped iron set; thence South 23 degrees 36 minutes 05 seconds East for a distance of 4276.41 feet to capped iron found; thence North 88 degrees 39 minutes 09 seconds West for a distance of 493.87 feet to a 1-inch pipe found; thence North 88 degrees 30 minutes 24 seconds West for a distance of 1331.50 feet to capped iron set; thence South 52 degrees 08 minutes 09 seconds West for a distance of 743.40 feet to capped iron set; thence North 88 degrees 59 minutes 41 seconds West for a distance of 819.80 feet to capped iron set; thence North 32 degrees 49 minutes 48 seconds West for a distance of 684.03 feet to capped iron set; thence North 12 degrees 48 minutes 21 seconds West for a distance of 3121.24 feet to capped iron set; thence North 31 degrees 00 minutes 16 seconds East for a distance of 493.88 feet to a capped iron set, said point being the point of beginning. Said property contained in Section 30, Township 21 South, Range 2 West, in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in the Southeast Quarter of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described by metes and bounds as follows: Begin at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 30 and run North 88 degrees 19 minutes 12 seconds West along the North line of said Quarter-Quarter Section for a distance of 1332.02 feet to the Northwest corner of said Quarter-Quarter Section; thence leaving said North line run North 00 degrees 59 minutes 15 seconds West for a distance of 70.08 feet; thence run South 86 degrees 19 minutes 12 seconds East for a distance of 184.22 feet; thence run South 79 degrees 11 minutes 22 seconds East for a distance of 100.83 feet; thence run South 88 degrees 19 minutes 12 seconds East for a distance of 245.79 feet; thence run North 80 degrees 52 minutes 03 seconds East for a distance of 185.46 feet; thence run North 74 degrees 49 minutes 58 seconds East for a distance of 132.20 feet; thence run South 62 degrees 56 minutes 46 seconds East for a distance of 84.50 feet; thence run South 77 degrees 26 minutes 46 seconds East for a distance of 206.42 feet; thence run North 76 degrees 16 minutes 10 seconds East for a distance of 167.92 feet; thence run North 88 degrees 23 minutes 16 seconds East for a distance of 67.98 feet; thence run South 01 degrees 36 minutes 44 seconds East for a distance of 109.23 feet to the point of beginning.

Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$400.00