  
20120305000075400 1/4 \$321.00  
Shelby Cnty Judge of Probate, AL  
03/05/2012 08:06:10 AM FILED/CERT

**THIS DOCUMENT PREPARED BY:**

Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive Suite 100  
Birmingham, Alabama 35223

**SEND TAX NOTICES TO:**

Triple H Investments, LLC  
1420 E. Carroll  
Macomb, Illinois 61455

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

*Value*  
*1,846,000.00*

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MONTEVALLO A.W., L.P., a Texas limited partnership** (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **TRIPLE H INVESTMENTS, LLC, an Illinois limited liability company** (herein referred to as "GRANTEE"), that certain real estate, situated in **SHELBY** County, Alabama, and more particularly described on the attached Exhibit "A".

**TO HAVE AND TO HOLD** the described premises to GRANTEE, its successors and assigns forever, subject to all easements, covenants, restrictions and other matters reflected on Exhibit "B" attached hereto and made a part hercof by this reference (hereinafter referred to as "Permitted Exceptions").



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AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against the claims of GRANTOR and all others claiming by or under GRANTOR but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 29<sup>th</sup> day of February, 2012.

MONTEVALLO A. W., L.P., a Texas limited partnership

By: Aitken Management GP, LC, a Texas limited liability company

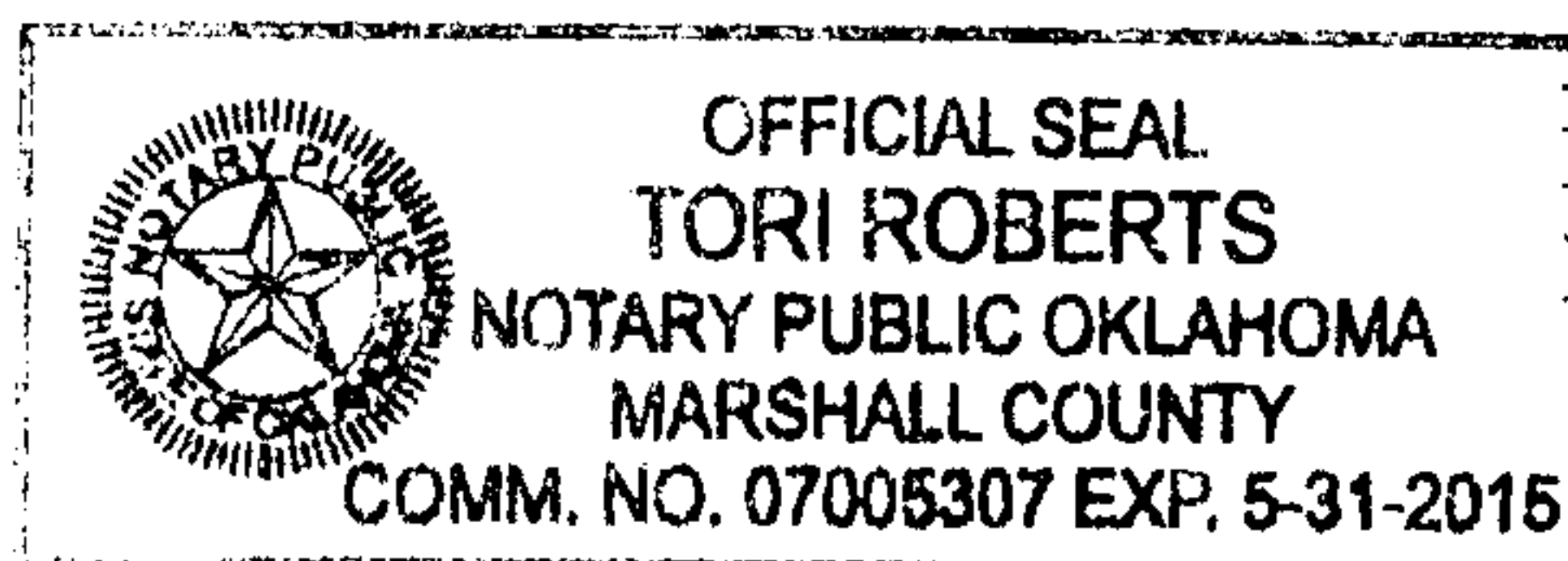
Its: General Partner

James A. Aitken  
By: James A. Aitken  
Its: Manager

STATE OF OKLAHOMA )  
Marshall COUNTY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James A. Aitken, as Manager for Aitken Management GP, LC, a Texas limited liability company, the General Partner of Montevallo A. W., L.P., a Texas limited partnership, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he, in such capacity and with full authority, executed the same voluntarily and as the act of the said partnership on the day the same bears date.

Given under my hand and official seal this the 29 day of February, 2012.



Tori Roberts  
Notary Public  
My Commission Expires:

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**Exhibit "A"**  
**Legal Description**

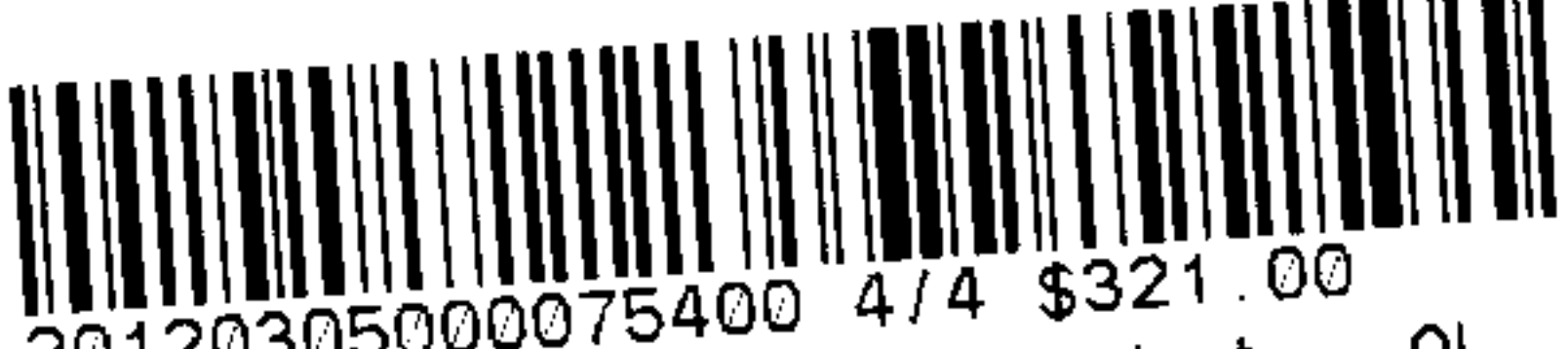
A parcel of land being a portion of Lot 3 and a portion of Lot 4 in Block 1 of the West Manor Addition to the Town of Montevallo Map Book 3, Page 60 as recorded in the Office of the Probate Judge of Shelby County, Alabama. Situated in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 4, township 24 North, Range 12 East, said parcel being more particularly described as follows: Beginning at a point 50.05 feet Southwest of the East most corner of said Lot 3, said point also being on the West right of way of Alabama State Highway 25. From said point of beginning, continue in a Southwesterly direction along said West right of way for a distance of 135.15 feet; thence deflection angle right 92 degrees 39 minutes 32 seconds for a distance of 387.69 feet; thence deflection angle right 122 degrees 11 minutes 30 seconds for a distance of 159.52 feet; thence deflection angle right 57 degrees 30 seconds for a distance of 296.44 feet to the point of beginning.

Now Known As:

Lot 3B, according to the Survey of Yancey & Sons, LLC, as recorded in Map Book 40, Page 131 in the Probate Office of Shelby County, Alabama.

**EXHIBIT "B"**

**Permitted Exceptions**

  
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1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies 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. Any facts, rights, interests, or claims that are not shown by the Public Records that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens, or encumbrances or claims thereof, not shown by the Public Records.
4. Any mining or mineral rights leased, granted or retained by current or prior owners.
5. Taxes or assessments for 2012 and subsequent years and not yet due and payable.
6. Notes as set out and recorded in Map Book 40 Page 131.
7. Easements and building line as shown on map recorded in Map Book 40 Page 131.
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20091030000406290 and Deed Book 232 Page 346.
9. Rights of interested parties, under outstanding leases, including but not limited to, Bio-Medical Applications of Alabama, Inc. d/b/a Fresenius Medical Care Montevallo as recorded in Instrument # 20101022000354430.
10. Overhead Power Lines over and across subject Property as shown on Survey of Steven H. Gilbert dated February 16, 2012.

Shelby County, AL 03/05/2012  
State of Alabama  
Deed Tax: \$300.00