

No title nor survey was obtained in connection with this conveyance and no opinion as to title or matters which would be reflected on an accurate survey of the property is given.

This instrument was prepared by:
Bruce L. Gordon, Esq.
Gordon, Dana, Knight & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209

Send Notice to:

Ponder Properties, LLC

850 Corporate Parkway
B'ham, AL 35242

* 1395.000
* 697.500
DR

STATUTORY WARRANTY DEED

STATE OF ALABAMA:)

) KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY:)

That in consideration of One and No/00 Dollars (\$1.00) to the undersigned Grantor, T & T INVESTMENTS, LLC, an Alabama limited liability company, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged and pursuant to the Amendment to Final Judgment of Divorce filed in the Circuit Court of Shelby County, Alabama in Case No. DR 2009-900299, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ponder Properties, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description of property.

Subject to:

1. All ad valorem taxes due for 2011 and subsequent years.
2. All liens, encumbrances, rights of way, easements and covenants of record.
3. All mortgages which Grantee assumes and agrees to pay.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Members, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 1st day of November, 2011.

20120319000093620 1/3 \$715.50
Shelby Cnty Judge of Probate, AL
03/19/2012 11:00:11 AM FILED/CERT

T & T Investments, LLC,
an Alabama limited liability company

By: [Signature]
R. Terry Ponder
Its: Managing Member

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. Terry Ponder, whose name as Managing Member of T & T Investments, LLC, an Alabama limited liability company, 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, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 1st day of November, 2011.

(SEAL)

[Signature]
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 10, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20120319000093620 2/3 \$715.50
Shelby Cnty Judge of Probate, AL
03/19/2012 11:00:11 AM FILED/CERT

EXHIBIT A

VICTORIA PLAZA


A parcel of land located in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3, West Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of S $\frac{1}{2}$ of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence North 82 degrees 58 minutes 11 seconds West a distance of 1276.95 feet; thence South 32 degrees 31 minutes 16 seconds West a distance of 240.00 feet to the point of beginning which lies at the point of intersection of the Southwesterly right of way line of Canyon Park Drive (50 feet right of way); and the Easterly right of way line of U.S. Highway 31 (200 foot right of way); thence South 32 degrees 21 minutes 29 seconds West along said U.S. Highway 31 right of way line a distance of 249.81 feet; thence South 84 degrees 12 minutes 24 seconds East and leaving said right of way line a distance of 160.93 feet; thence North 05 degrees 04 minutes 18 seconds East a distance of 18.96 feet; thence North 36 degrees 35 minutes 16 seconds East along the centerline of a 20 foot ingress/egress and utility easement, a distance of 161.01 feet to a point on the Southwesterly right of way line of Canyon Park Drive; thence North 57 degrees 28 minutes 44 seconds West along said right of way line a distance of 147.12 feet to the point of beginning; being situated in Shelby County, Alabama.

A 20' wide Ingress/Egress and Utility Easement lying 20' on each side of and parallel to the following described centerline, Commence at the NE corner of the S $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence N 82°58'11"W, a distance of 1,276.95; thence S32°31'16"W, a distance of 141.18' thence S05°24'10"W, distance of 111.02; thence S57°28'44"E, a distance of 71.56;' to the POINT OF BEGINNING, said point lying on the Southwesterly R.O.W. line of Canyon Park Drive (50'R.O.W.): thence S36°35'16"W a distance of 161.01 to the end of said Easement.

SHELBY MED PLAZA

Lot 1 and 2, Block 2, according to the Survey of Cedar Grove Estates, as recorded in Map Book 3, page 53, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 03/19/2012
State of Alabama
Deed Tax: \$697.50


20120319000093620 3/3 \$715.50
Shelby Cnty Judge of Probate, AL
03/19/2012 11:00:11 AM FILED/CERT