

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

Send Tax Notice To:    Coosa Valley Sod Farm LLC  
*714 Old Lokeny Ferry Rd  
Wilsonville AL 35186*

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

  
20120402000111900 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/02/2012 12:29:56 PM FILED/CERT

That in consideration of Two Hundred Fifty Thousand dollars and Zero cents (\$250,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Keith E. Newman, man man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Coosa Valley Sod Farm 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.  
\$250,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21<sup>st</sup> day of March, 2012.

|              |                               |
|--------------|-------------------------------|
| _____ (SEAL) | <u>Keith E. Newman</u> (SEAL) |
| _____ (SEAL) | Keith E. Newman _____ (SEAL)  |
| _____ (SEAL) | _____ (SEAL)                  |
|              | _____ (SEAL)                  |
|              | _____ (SEAL)                  |

STATE OF ALABAMA

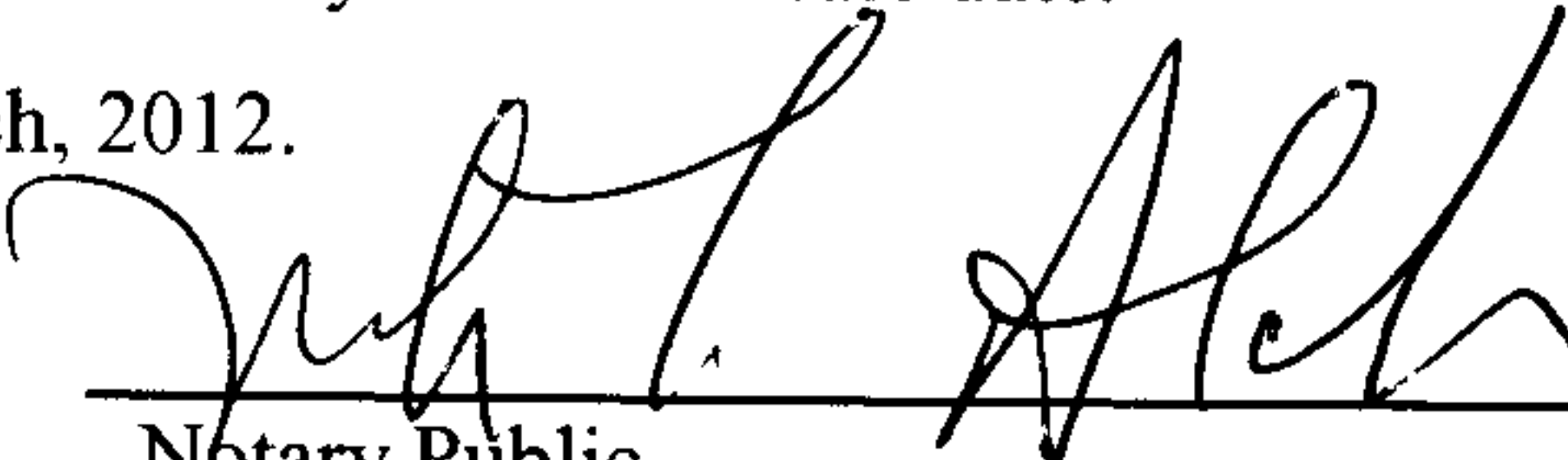
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Keith E. Newman 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of March, 2012.

My Commission Expires: 10-16-12

  
\_\_\_\_\_  
Notary Public

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

## EXHIBIT A

All that part of Section 14, Township 21 South, Range 1 East, as described in deed recorded in Book 293, Page 254 as recorded in the Office of the Probate Judge of Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of said Section 14, Township 21 South, Range 1 East for the point of beginning of the property described herein; thence run South along the East line of said section to a point on contour line of Lay Lake, elevation 397.00; thence in a westerly and northwesterly direction along said contour line, elevation 397.00 to the intersection of same with Bullies Creek; thence run in a northerly direction along the meanderings of Bullies Creek to a point where the same intersects the Old Montgomery Road, being County Highway 61; thence run in a northeasterly direction along the easterly right of way line of said County Road 61 to a point on the North line of said Section 14; thence run East along the North line of said Section 14 to the NE corner of said Section 14 and the point of beginning.

Situated in Shelby County, Alabama.

