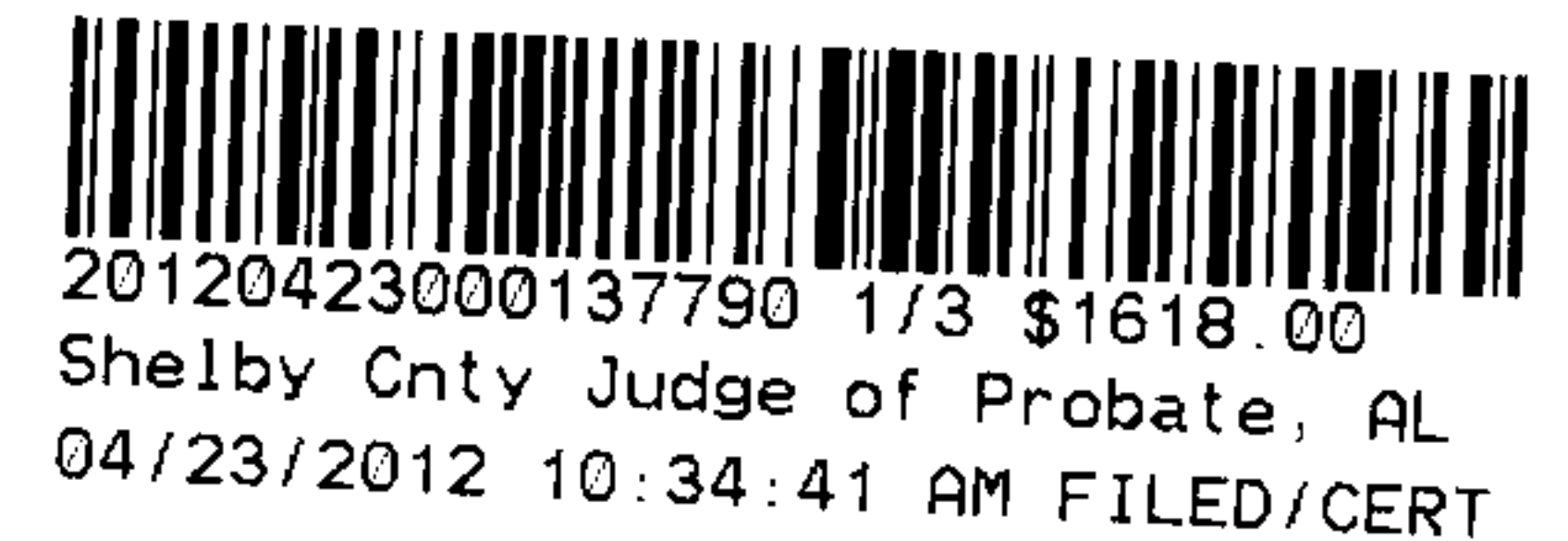


1,600,000

Send tax notice to:
CVF One LLC
1000 Urban Center Drive, Suite 300
Birmingham, AL 35242

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **MICHAEL E. STEPHENS**, a married man ("Grantor") by **CVF ONE LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

TRACT I:

Commence at the NE Corner of the NW ¼ of the NE ¼ of the NW ¼, Section 27, Township 19 South, Range 2 West, being the Point of Beginning; thence S 0° 02' 30" E and run along East line of said 1/4-1/4-1/4 Section 361.56'; thence S 59° 33' 19" W and run 260.94'; thence N 75° 18' 41" W and run 473.44'; thence S 38° 10' 21" W and run 736.08'; thence S 61° 03' 52" W and run 92.05'; thence N 41° 23' 51" W and run 66.16'; thence N 62° 24' 45" W and run 194.0'; thence S 39° 43' 09" W and run 304.51'; thence S 47° 48' 35" W and run 411.07'; thence N 0° 04' 02" E and run 465.48' to the South ROW of Al Highway 119; thence N 69° 41' 27" E and along said ROW run 163.67' to the PC of a curve to the left, said curve having a radius of 2865.0' and a central angle of 13° 27' 04"; and a chord bearing of N 63° 02' 18" E and a chord of 671.06'; thence run along the arc of said curve and said ROW 672.61'; thence N 56° 23' 43" E and run along said ROW 994.02'; thence S 88° 33' 02" E and run 353.05' to the Point of Beginning.

TRACT II:

That portion of Lot 1A, according to a Resurvey of Lots 1 & 2 Cahaba Valley Farms, as recorded in Map Book 42, page 146, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Lot 1A and run an assumed bearing of North 09 degrees, 33 minutes, 31 seconds East along the East line of said Lot 2 for a distance of 994.21 feet to the point of beginning; thence run North 51 degrees, 02 minutes, 43 seconds West for a distance of 281.99 feet to a point; thence run North 38 degrees, 10 minutes, 21 seconds East for a distance of 271.48 feet to a point; thence run South 75 degrees, 18 minutes, 41 seconds East for a distance of 116.13 feet to a point; thence run South 09 degrees, 33 minutes, 31 seconds West for a distance of 366.36 feet to the point of beginning.

Grantor hereby certifies that the Property does not constitute his homestead (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. Building setback line, easements, and restrictions as shown on recorded map
3. Easement granted to Alabama Power Company as set forth in Instrument #20050804000396700 in the Probate Office of Shelby County, Alabama
4. Line permit granted to Alabama Power Company as set forth in Deed Book 133, page 170, in said Probate Office
5. Declaration of Restrictive Covenants for Cahaba Valley Farms as set forth in Book 345, page 293, in said Probate Office
6. Articles of Incorporation of Cahaba Valley Farms Homeowners' Association, Inc. as set forth in Book 345, page 313, and Book 044, page 332, in said Probate Office
7. Bylaws of Cahaba Valley Farms Homeowners' Association, Inc. as set forth in Book 345, page 318, in said Probate Office
8. Reservations and conditions as noted in Book 388, page 723, in said Probate Office
9. Title to any portion of the land below the normal high water level and rights of the public and others entitled thereto in and to the use of that portion of the described premises with the bounds of Bishop Creek
10. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record
11. All matters which would be revealed by an accurate survey or physical inspection of the Property
12. Mineral and mining rights not owned by Grantor

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 19th day of April, 2012.

Michael E. Stephens
By Rhonda Hoggle
As Attorney-in-fact for
Michael E. Stephens

Michael E. Stephens
By Rhonda Hoggle
As Attorney-in-Fact for Michael E. Stephens

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rhonda Hoggle, whose name as attorney-in-fact for Michael E. Stephens is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of Michael E. Stephens.

Given under my hand and official seal the 19th day of April, 2012.

Jennifer G. Yates

Notary Public

[NOTARIAL SEAL]

My commission expires: 5-14-12

Shelby County, AL 04/23/2012
State of Alabama
Deed Tax: \$1600.00