

20120430000146770 1/3 \$368.00
Shelby Cnty Judge of Probate, AL
04/30/2012 10:10:31 AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that in consideration of Zero Dollars (\$0.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **Veronica M. Raczkowski** (hereinafter referred to as "Grantor"), does hereby grant, bargain sell and convey unto **Veronica M. Raczkowski, Trustee of the Coco Palms Trust dated January 6, 2012** (hereinafter referred to as "Grantee"), her heirs and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

Lot 6-A, according to the Resubdivision of Lot 6 of White Stone Center Subdivision, as recorded in Map Book 36, Page 142, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to those matters set forth on Exhibit "A" attached hereto, made a part hereof and incorporated by reference.

For ad valorem tax purposes only, the mailing address of Grantee is 708 California Street, Huntington Beach, California 92648.

TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEE, her heirs and assigns FOREVER.

IN WITNESS WHEREOF, Veronica M. Raczkowski, has caused this instrument to be executed with full authority, on this 6th day of January, 2012.


Veronica M. Raczkowski

[ACKNOWLEDGMENT BEGINS NEXT PAGE]

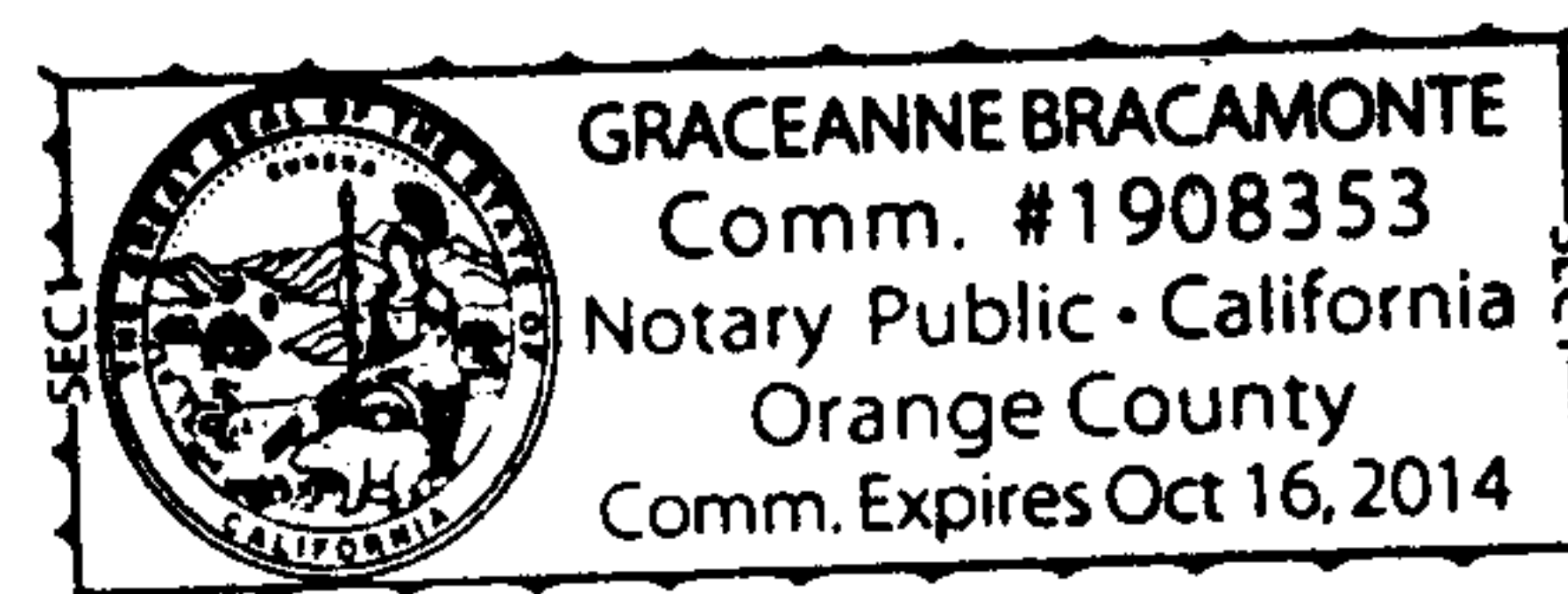
State of California)
)
County of ORANGE)

On January 6, 2012 before me, Graceanne Bracamonte, Notary Public, personally appeared **Veronica M. Raczkowski**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal


Graceanne Bracamonte



(SEAL)

This instrument was prepared by:
Kenneth R. Hodges, Esq.
Millar, Hodges & Bemis
1301 Dove Street, Suite 900
Newport Beach, California 92660
949.752.7722

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.


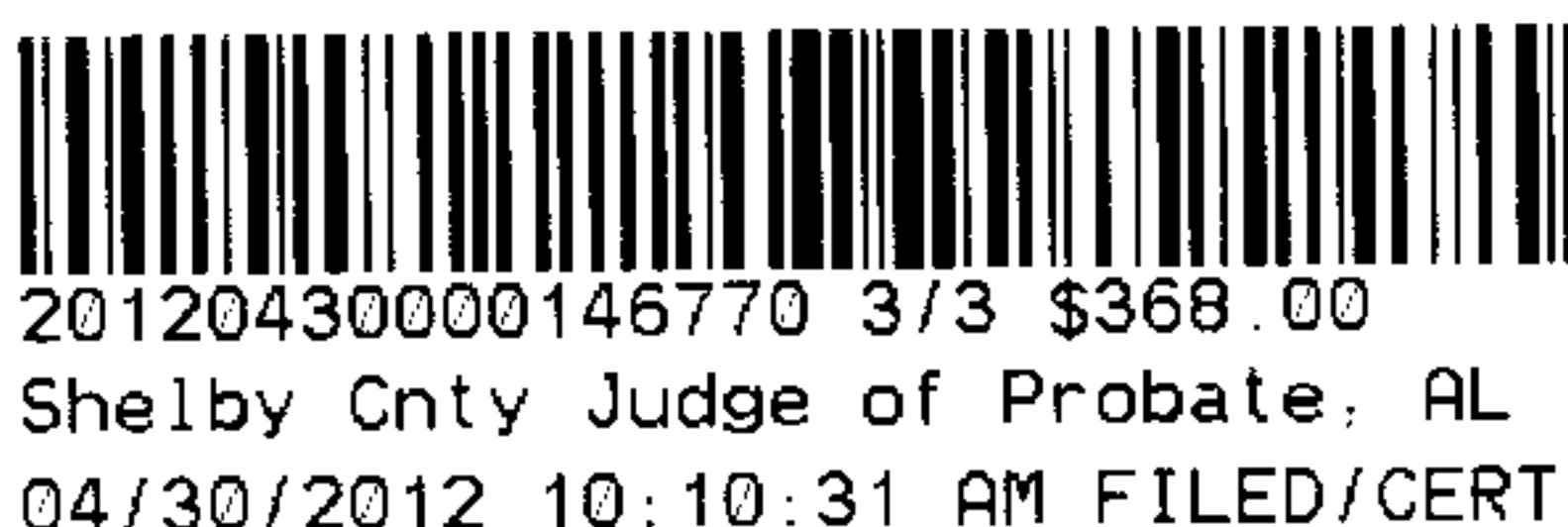

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Exhibit "A"

1. Taxes for the year 2007 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Easement(s) for sewer, drainage and public utilities as recorded in the Office of the Judge of Probate of Shelby County, Alabama, Map Book 33, Pages 138 A and 138 B, and Map Book 36, Page 142.
4. Building restriction line(s) over the South 50 feet, the West 50 feet, the North 15 feet and the East 15 feet as recorded in said Probate Office in Map Book 33, Pages 138 A and 138 B, and Map Book 36, Page 142.
5. Release of damages as recorded in said Probate Office in Deed Book 216, Page 584.
6. Easement(s)/Right(s) of way granted to the City of Alabaster for sanitary sewer pipeline and rights incident thereto as recorded in said Probate Office under Instrument Number 1999-30479.
7. Covenants, conditions, restrictions, limitations and easements set forth in instrument recorded in said Probate Office under Instrument Number 20031124000768400, as amended under Instrument Number 20060525000248710.
8. Covenants, conditions, restrictions, limitations and easements set forth in instrument recorded in said Probate Office under Instrument Number 20051010000525290.
9. Terms and conditions and Memorandum of Lease as set forth and recorded in said Probate Office under Instrument Number 20030210000081140, as amended under Instrument Number 20060525000248720.
10. Lease dated May 18, 2006 by and between Alabaster Investment Property, L.L.C., an Alabama limited liability company, as Landlord, and Starbucks Corporation, a Washington corporation, as Tenant.
11. Easement Agreement made and entered into as of the 13th day of December, 2006, by and between Alabaster Investment Property, L.L.C. and Alabaster Retail Property, L.L.C. recorded under Instrument Number 20061219000617880.
12. Easement Agreement made and entered into as of the 13th day of December, 2006, by and between Alabaster Investment Property, L.L.C. and Alabaster Retail Property, L.L.C. recorded under Instrument Number 20061219000617890.
13. Matters shown on survey dated November 28, 2006 prepared by John Michael Hicks, P.L.S., Alabama License No. 15714.



Shelby County, AL 04/30/2012
State of Alabama
Deed Tax: \$350.00