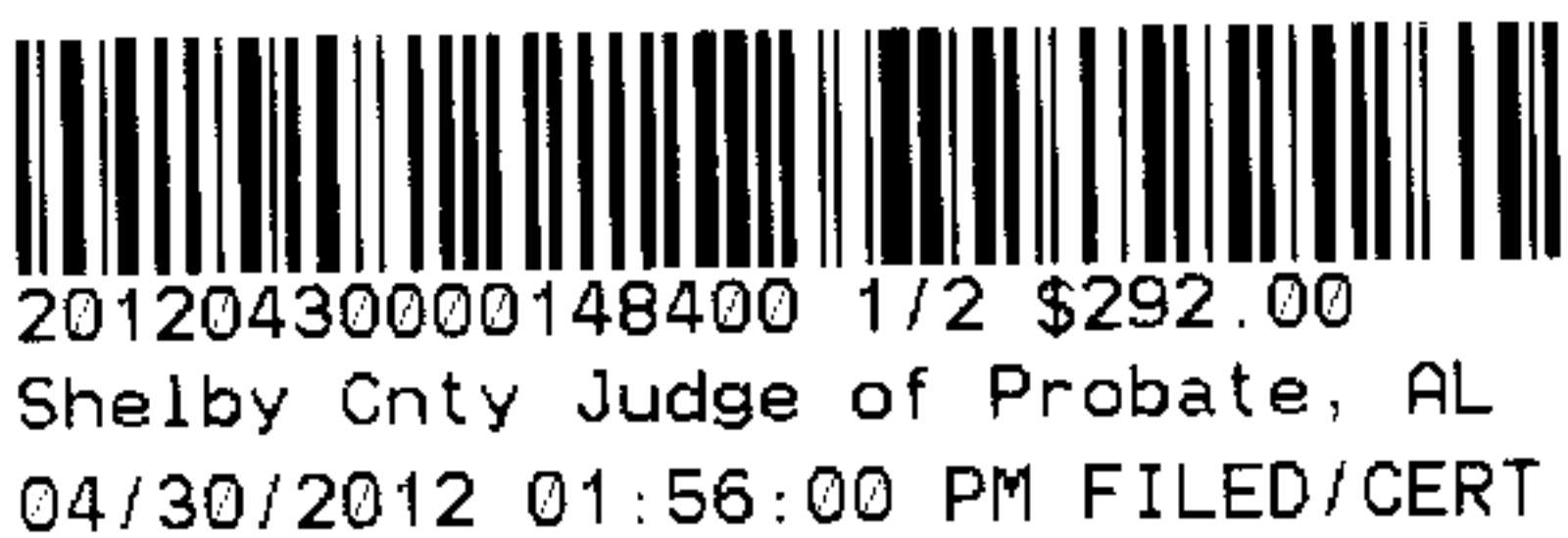


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
William D. Upton, III
4848 Highway 11
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Seventy-Six Thousand Seven Hundred Fifty and No/100 Dollars (\$276,750.00) and other good and valuable consideration, to the undersigned, Grey Oaks Properties, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by William D. Upton, III ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

A parcel of land situated in the East 1/2 of Section 16, and in the NW 1/4 of the SW 1/4 of Section 15, all in Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NE Corner of the SE 1/4 of the NE 1/4 of Section 16, Township 20 South, Range 2 West; thence N 00°01'30" W along the East line of said 1/4-1/4 section, a distance of 354.45' to the southeasterly Right of Way line of CSX Railroad (200' ROW) said point being the point of a non tangent curve turning to the right with a radius of 4584.00', a delta angle of 5°39'57", and subtended by a chord which bears S 40°54'51" W, a chord distance of 453.12', ; thence along said curve and Right of Way, an arc distance of 453.31'; thence S 43°44'50" W along said Right of Way, a distance of 491.56'; thence with a curve turning to the left with a radius of 4392.00', a delta angle of 10°01'59", and subtended by a chord which bears S 38°43'50" W, a chord distance of 768.11', ; thence along said curve and said Right of Way, an arc distance of 769.09',; thence with a reverse curve turning to the right with a radius of 5850.00', a delta angle of 3°20'53", and subtended by a chord which bears S 35°23'17" W, a chord distance of 341.80', ; thence along said curve and said Right of Way, an arc distance of 341.85',; thence S 00°01'35" E and leaving said Right of Way, a distance of 56.97' to the NW Corner of the NE 1/4 of the SE 1/4 of said Section 16; thence S 00°06'19" W along said 1/4-1/4 line, a distance of 2219.77' to a point on the 720 foot contour line; thence N 49°48'20" E along said contour line, a distance of 188.47'; thence N 07°41'26" E along said contour line, a distance of 57.73'; thence N 53°26'48" E along said contour line, a distance of 32.41'; thence N 07°33'23" E along said contour line, a distance of 68.47'; thence N 21°31'33" E along said contour line, a distance of 128.76'; thence N 64°58'45" E along said contour line, a distance of 94.10'; thence N 25°25'19" E along said contour line, a distance of 110.52'; thence N 49°21'17" E along said contour line, a distance of 49.78'; thence N 06°01'24" E along said contour line, a distance of 35.96'; thence N 33°15'19" E along said contour line, a distance of 85.53'; thence N 41°38'59" E along said contour line, a distance of 402.10'; thence N 58°26'36" E along said contour line, a distance of 65.72'; thence N 33°50'26" E along said contour line, a distance of 109.99'; thence N 49°09'38" E along said contour line, a distance of 101.74'; thence N 65°10'10" E along said contour line, a distance of 78.34'; thence N 42°14'34" E along said contour line, a distance of 269.20'; thence N 55°32'08" E along said contour line, a distance of 184.46'; thence N 32°22'26" E

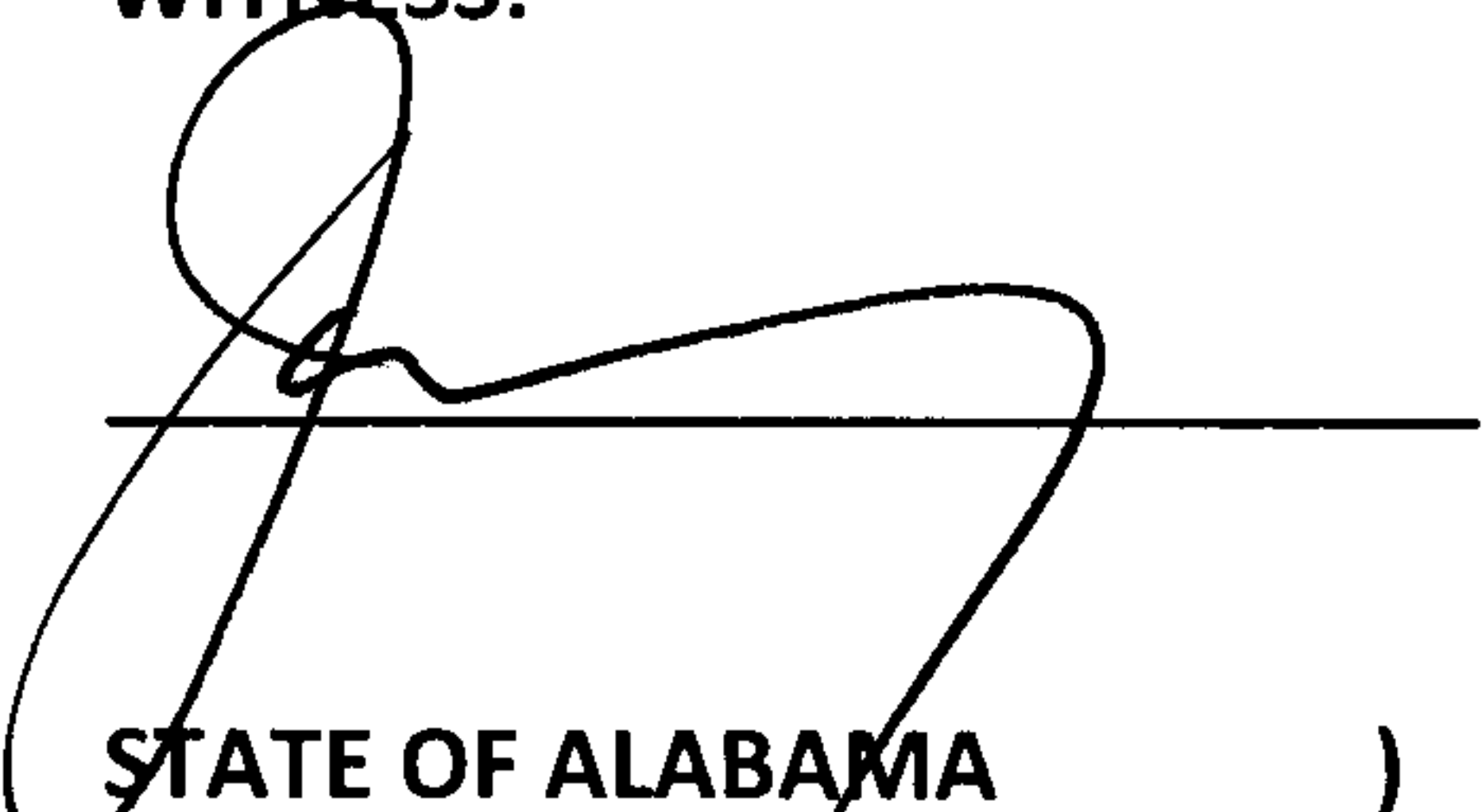
along said contour line, a distance of 45.52'; thence N 48°04'40" E along said contour line, a distance of 141.87'; thence N 82°12'42" E along said contour line, a distance of 88.51'; thence N 47°11'34" E along said contour line, a distance of 39.13'; thence N 56°03'28" E along said contour line, a distance of 50.75'; thence N 13°46'03" E along said contour line, a distance of 80.66'; thence N 40°23'50" E along said contour line, a distance of 77.43'; thence N 53°34'13" E along said contour line, a distance of 104.39'; thence N 06°58'18" E along said contour line, a distance of 86.20'; thence N 34°24'19" E along said contour line, a distance of 213.82' to the North line of the NW 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 2 West; thence N 87°42'25" W along said North line, a distance of 573.90' to the NE Corner of the NE 1/4 of the SE 1/4 of Section 16, Township 20 South, Range 2 West; thence N 00°02'35" W, a distance of 1318.83' to the POINT OF BEGINNING.

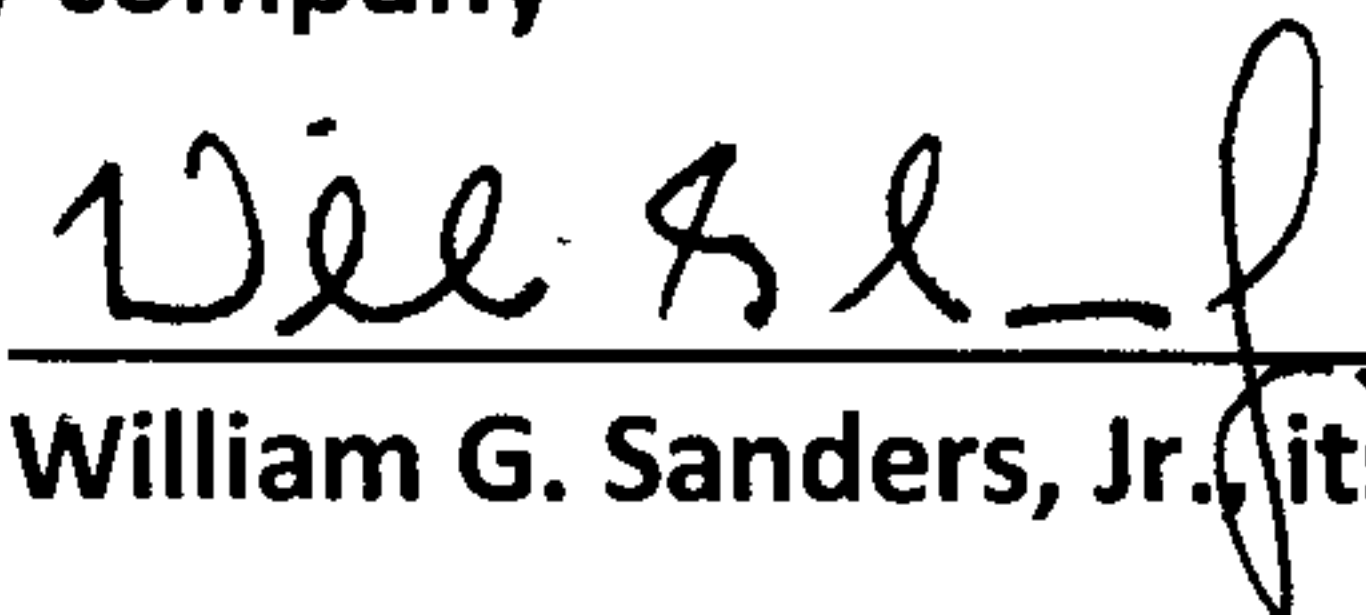
SUBJECT TO: (1) Current taxes; (2) Right of Way to Alabama Power Company as set out in instruments recorded in Deed Book 131, Page 411, and Deed Book 127, Page 440, in the Probate Office of Shelby County, Alabama; (3) Right of Way as set out in instruments recorded in Instrument #1999-43557 and Instrument #2006-52013, in the Probate Office of Shelby County, Alabama; (4) Right of Way and Easement Agreement recorded in Instrument #2000-04823, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 27th day of April, 2012.

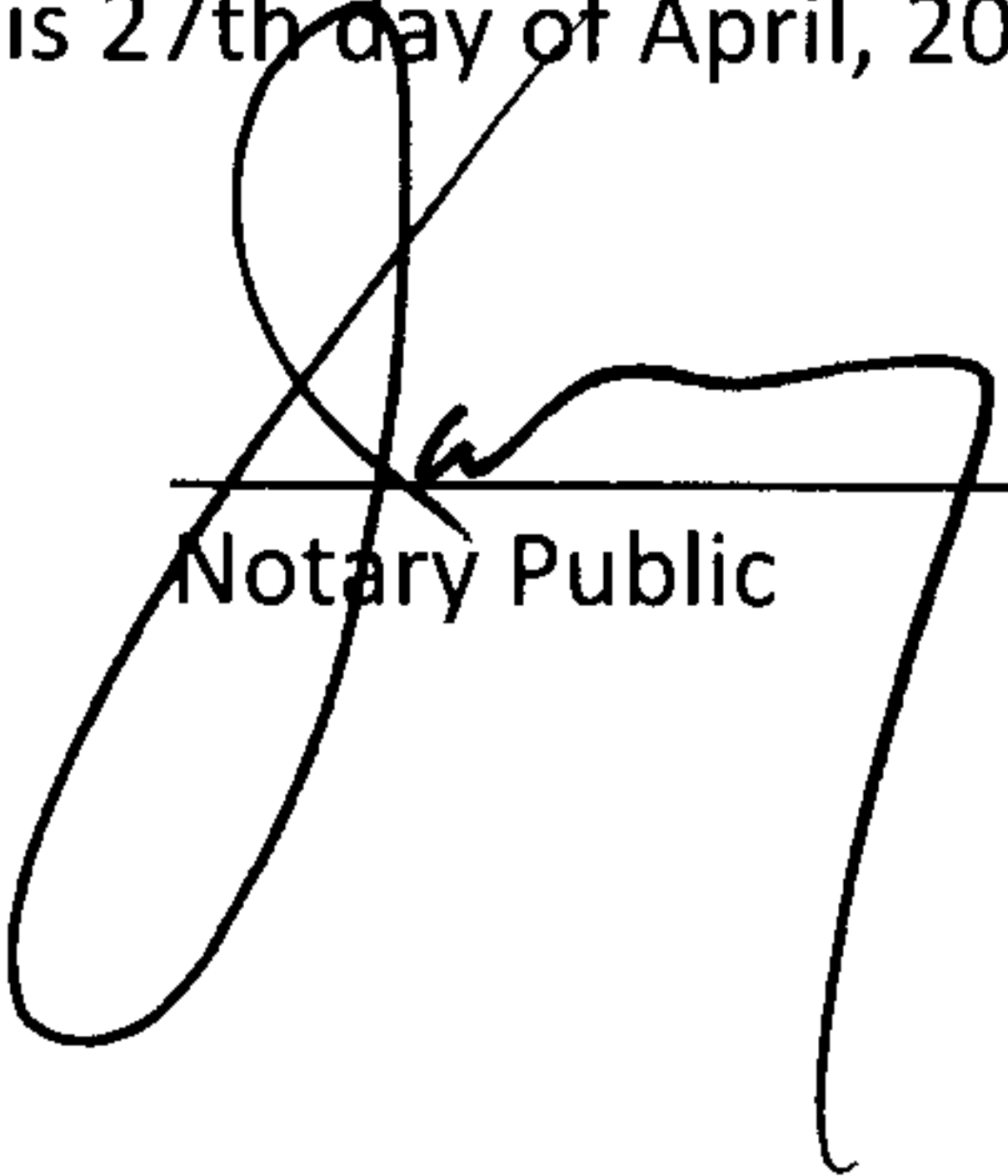
WITNESS:


STATE OF ALABAMA)
COUNTY OF SHELBY)


Grey Oaks Properties, L.L.C., an Alabama limited liability company
By: 
William G. Sanders, Jr., its Managing Member

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Sanders, Jr., whose name as Managing Member of Grey Oaks Properties, L.L.C., 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 Managing Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 27th day of April, 2012.


Notary Public

My Commission Expires: 07/14/2015


20120430000148400 2/2 \$292.00
Shelby Cnty Judge of Probate, AL
04/30/2012 01:56:00 PM FILED/CERT