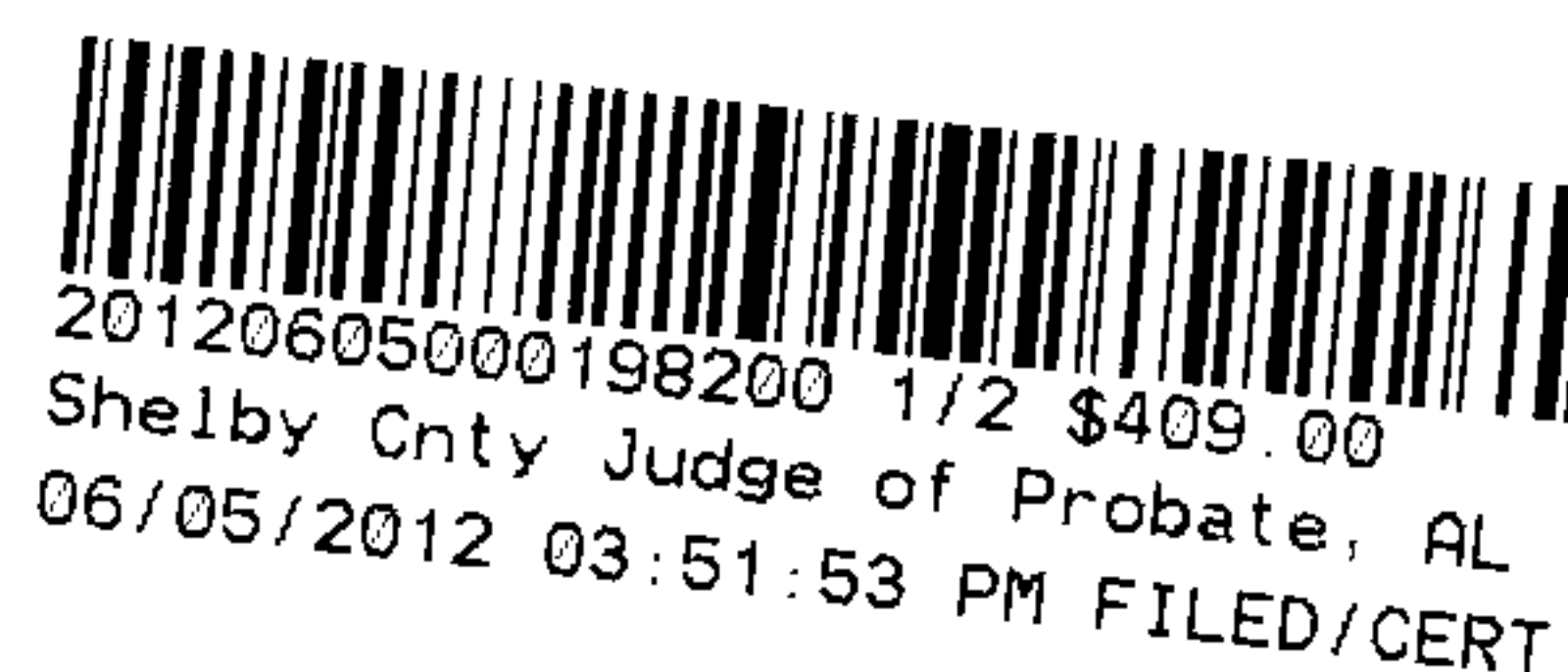


Send tax notice to:

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Value \$393,618.32

That is consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, **Crown Construction Co., Inc.** (hereinafter referred to as "Grantor") by **CBR Holdings, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I: Commence at the Southeast corner of the Northwest Quarter of Northwest Quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 1 degree 54 minutes 08 seconds East along the east line of said Quarter-Quarter section for a distance of 332.18 feet to the point of beginning; thence North 87 degrees 17 minutes 37 seconds West for a distance of 458.15 feet to a point on the easterly right-of-way of Cahaba Beach Road (R.O.W. 60 feet); thence North 11 degrees 01 minutes 00 seconds East along said right-of-way for a distance of 20.00 feet; thence North 56 degrees 15 minutes 39 seconds East and leaving said right-of-way a distance of 67.79 feet; thence North 32 degrees 52 minutes 15 seconds East for a distance of 123.66 feet; thence South 87 degrees 18 minutes 36 seconds East for a distance of 336.24 feet; thence South 01 degrees 54 minutes 08 seconds West for a distance of 167.09 feet to the point of beginning.

Also, an ingress and egress Easement as recorded in Deed Book 301, Page 647, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II: Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, and run thence Northerly along the East boundary of said Quarter Quarter Section 495 feet for the point of beginning; thence continue Northerly along the East boundary line of said Quarter Quarter Section 165 feet; thence turn a right angle to the left and run thence Westerly 100 feet; thence turn an angle of 90 degrees to the left and run Southerly, parallel with the East boundary of said Quarter Quarter Section 165 feet; thence turn an angle of 90 degrees to the left and run thence Easterly and parallel with the North boundary of said Quarter Quarter Section 100 feet to the point of beginning. Being situated in the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2012 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND

CONDITIONS OF RECORD.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by Chad M. Yell as President for Crown Construction Co., Inc. who is authorized to execute this conveyance, has caused this conveyance to be executed on 23 day of April, 2012.

Crown Construction Co., Inc.

BY: Chad M. Yell
ITS President

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Young Jr. as President for Crown Construction Co., Inc., a Corporation, 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 said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the date the same bears date.

Given under my hand and official seal this the 23rd day of April 2012

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax: \$394.00

Joe A. Young Jr.
Notary Public

Print Name:

Commission Expires:



20120605000198200 2/2 \$409.00
Shelby Cnty Judge of Probate, AL
06/05/2012 03:51:53 PM FILED/CERT

MY COMMISSION EXPIRES NOVEMBER 23, 2015