



20120705000236800 1/3 \$293.00
Shelby Cnty Judge of Probate, AL
07/05/2012 03:42:13 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Shoal Creek Holdings, LLC
4305 Kings Mountain Ridge
Birmingham, AL 35242

Shelby County, AL 07/05/2012
State of Alabama
Deed Tax: \$275.00

STATE OF ALABAMA)

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 Dollars (\$10.00)**, and the assumption of the below mortgages, this day in hand paid to the undersigned **Shoal Creek Plantation, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Shoal Creel Holdings, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

1. Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.
2. Title to all minerals with and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there, including rights set out in Deed Book 126, Page 401; Deed Book 228, Page 265; Deed Book 233, Page 146; Deed Book 308, Page 887; Deed Book 324, Page 949 and Instrument No. 1994-20945, in said Probate Office.
3. Transmission line permits granted to Alabama Power Company as shown by instrument recorded in Deed Book 108, Page 305, in said Probate Office.
4. Grant of easement from Cahaba Forests, LLC to William F. Spratlin dated April 14, 2003 as set out in Instrument No. 20030420000260110, in said Probate Office.
5. Rights of others in and to the use of Shoal Creek and McCurty Branch.

This instrument is executed as required by the Articles of Organization and Operating Agreement of said LLC and same have not been modified or amended.

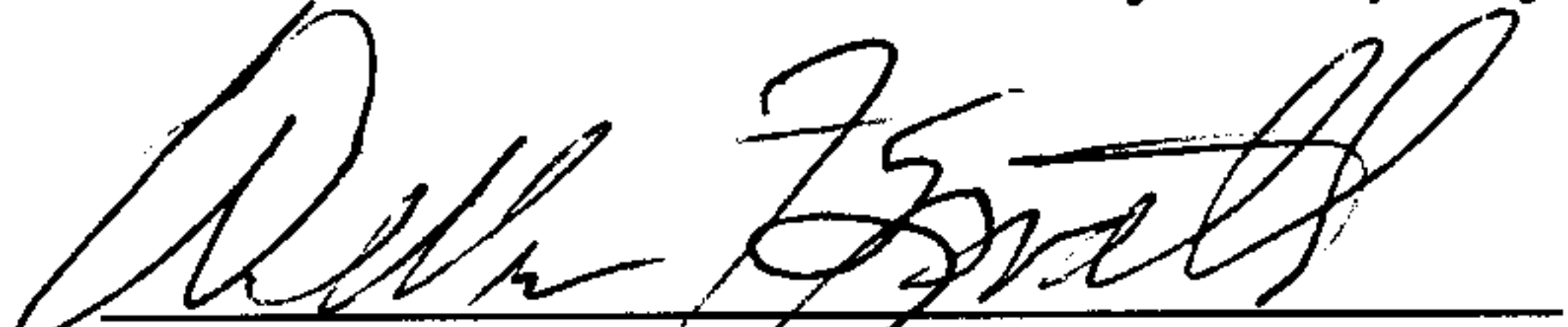
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

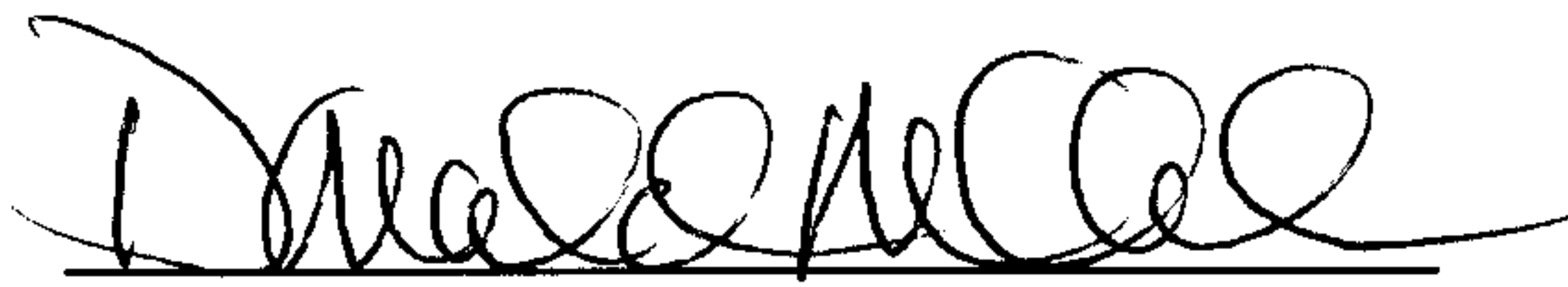
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns, shall warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has, through its duly authorized members, hereunto set its hand and seal this the 4th day of June, 2012.

Shoal Creek Plantation, LLC
an Alabama limited liability company


William F. Spratlin, Member


Donald M. Acton, Member

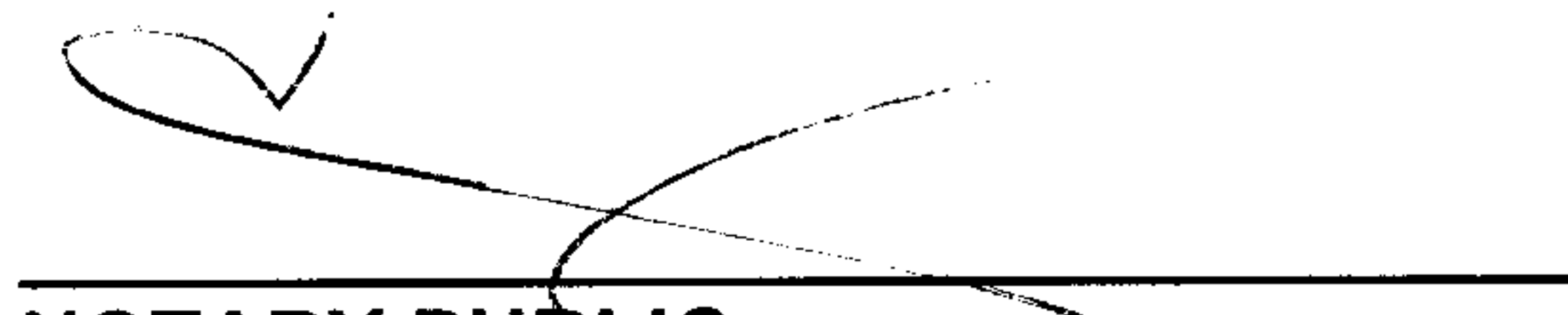


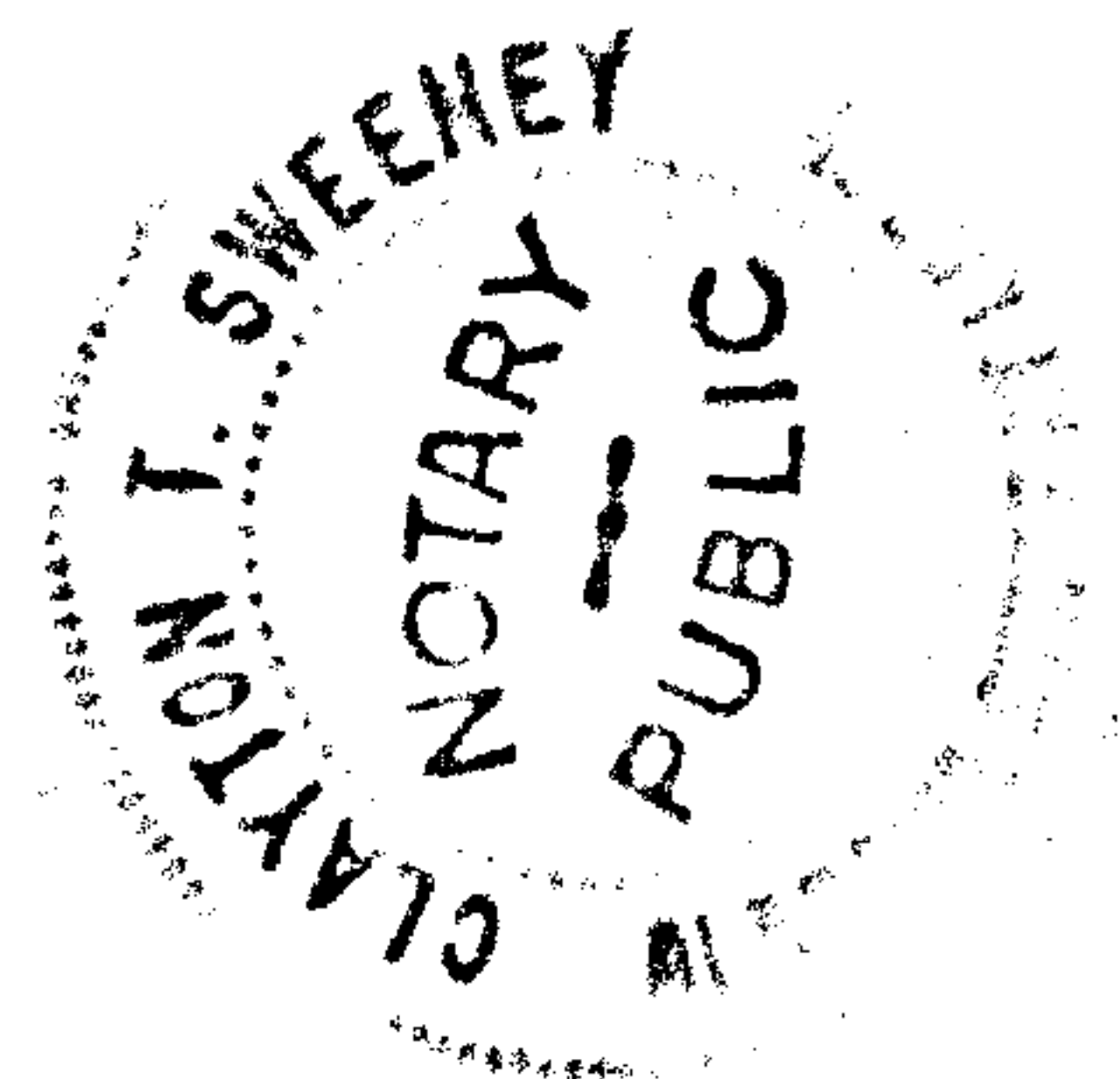
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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as Member of Shoal Creek Plantation, LLC, an Alabama Limited Liability Company, 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, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of June, 2012.

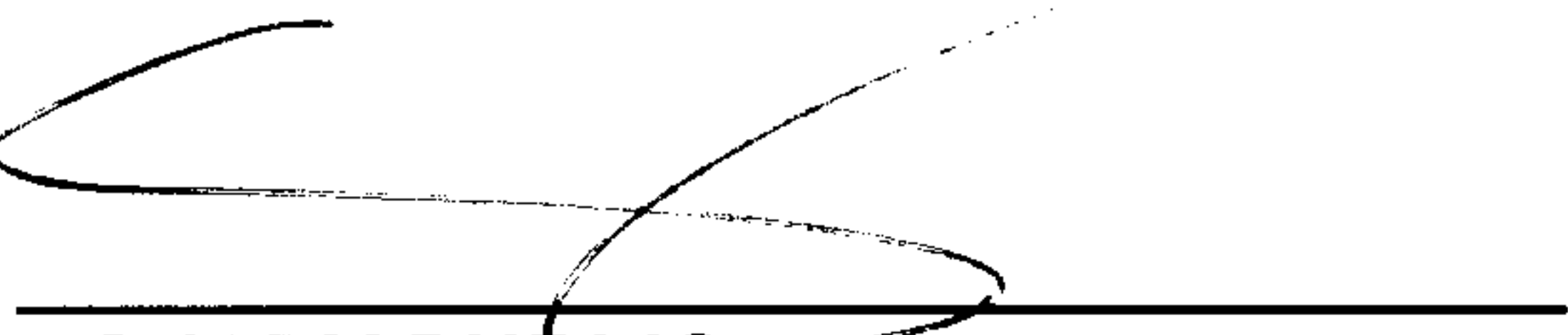

NOTARY PUBLIC
My Commission Expires: 6/5/2015



STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald M. Acton, whose name as Member of Shoal Creek Plantation, LLC, an Alabama Limited Liability Company, 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, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of June, 2012.


NOTARY PUBLIC
My Commission Expires: 6/5/2015



EXHBIT "A"

Parcel I:

The portion of the SW 1/4 of the SW 1/4 lying North and West of Shoal Creek, Section 5; the SE 1/4 of the SE 1/4, Section 6; the portion of the E 1/2 lying North of Shoal Creek, Section 7; and the portion of the NW 1/4 lying North and West of Shoal Creek, Section 8; all lying in Township 24 North, Range 12 East, Shelby County, Alabama.

Parcel II:

A 30 foot easement for ingress and egress situated in Section 6, Township 24 North, Range 12 East, Shelby County, Alabama, lying 15 feet each side of a line, being more particularly described as follows:

Commence at a cross found locally accepted to be the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 6; thence run West along the South line of said Section 6 for a distance of 1,319.71 feet to a 1 inch open top iron found locally accepted to be the Southwest corner of said quarter-quarter section; thence run East along the South line of said quarter-quarter section for a distance of 46.27 feet to the point of beginning of the centerline of said easement; thence turn an angle to the left of 118 degrees, 03 minutes, 12 seconds and run in a Northwesterly direction along the centerline of said easement for a distance of 27.63 feet to a point on a curve to the left, having a central angle of 29 degrees, 07 minutes, 16 seconds and a radius of 384.99 feet; thence run in a Northwesterly direction along the arc of said curve and also along the center line of said easement for a distance of 195.68 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 194.50 feet to a point on a curve to the right, having a central angle of 19 degrees, 30 minutes, 17 seconds and a radius of 652.76 feet; thence run in a Northwesterly direction along the arc of said curve and also along the centerline of said easement for a distance of 222.21 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 329.53 feet to a point on a curve to the right, having a central angle of 12 degrees, 02 minutes, 53 seconds and a radius of 1,519.62 feet; thence run in a Northwesterly direction along the arc of said curve and also along the centerline of said easement for a distance of 319.54 feet to a point on a reverse curve to the left, having a central angle of 33 degrees, 52 minutes, 49 seconds and a radius of 287.04 feet; thence run in a Northwesterly direction along the arc of said curve and also along the centerline of said easement for a distance of 169.73 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for distance of 145.40 feet to a point on a curve to the left, having a central angle of 32 degrees, 44 minutes, 34 seconds and a radius of 346.41 feet; thence run in a Northwesterly direction along the arc of said curve and also along the centerline of said easement for a distance of 197.96 feet to a point; thence run tangent to a last stated curve in a Northwesterly direction for a distance of 139.40 feet to a point on a curve to the right, having a central angle of 121 degrees, 24 minutes, 41 seconds and a radius of 86.20 feet; thence run in a Northwesterly to Northeasterly direction along the arc of said curve and also along the centerline of said easement for a distance of 182.65 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 220.77 feet to a point on a curve to the left, having a central angle of 52 degrees, 00 minutes, 10 seconds and a radius of 180.00 feet; thence run in a Northeasterly to Northwesterly direction along the arc of said curve and also along the centerline of said easement for a distance of 163.37 feet to the end of said easement and the centerline of Pilgrim Rest Road, having a 40 foot Shelby County right of way.