

GRANTEE'S ADDRESS:

McNeill & Storm Properties, Inc.
2367 Lakeside Drive, Suite A-1
Birmingham, AL 35244

**\$1,037,000.00 of the consideration
is paid by a Purchase Money
Mortgage filed simultaneously
herewith.**

Special Warranty Deed

THE STATE OF ALABAMA

COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, Schwan's Home Service, Inc., a Minnesota Corporation hereinafter referred to as "Grantor", whether one or more, for in consideration of the sum of ONE MILLION TWO HUNDRED FOURTEEN THOUSAND DOLLARS (\$1,214,000.00) cash, and other good and valuable consideration in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **McNeill & Storm Properties, Inc., an Alabama Corporation**, herein referred to as "Grantee", whether one or more, the real property described on attached Exhibit "A".

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Shelby County, AL 07/13/2012
State of Alabama
Deed Tax: \$177.00


20120713000249700 1/3 \$195.00
Shelby Cnty Judge of Probate, AL
07/13/2012 09:05:29 AM FILED/CERT

EXECUTED this 12 day of July, 2012.

SCHWAN'S HOME SERVICE, INC.
a Minnesota Corporation

Heidi Dirckx

By: Heidi Dirckx

Title: Assistant Treasurer

THE STATE OF MINNESOTA)
)ss.
COUNTY OF LYON)

The foregoing instrument was acknowledged before me on the 11th day of July, 2012, by Heidi Dirckx, the Assistant Treasurer of Schwan's Home Service, Inc., on behalf of the corporation.

Christine A. Pesch

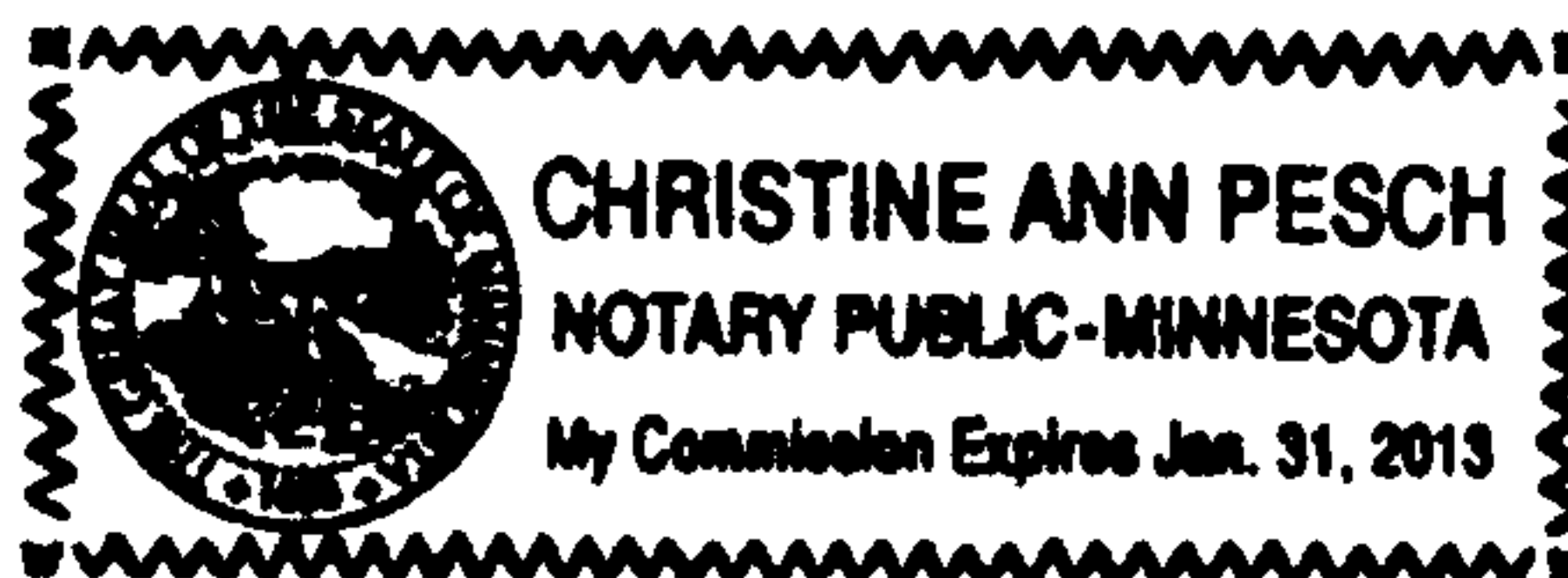
NOTARY PUBLIC, STATE OF MINNESOTA

Christine A. Pesch

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: Jan. 31, 2013

DRAFTED BY:
Schwan's Shared Services, LLC
115 West College Drive
Marshall, MN 56258





20120713000249700 2/3 \$195.00
Shelby Cnty Judge of Probate: AL
07/13/2012 09:05:29 AM FILED/CERT

EXHIBIT A
Legal Description

PARCEL I:

A part of Section 13, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run thence Easterly along the South line of said Quarter- Quarter section a distance of 424.47 feet to a point; thence turn 63 degrees 45 minutes 08 seconds left and run North 27 degrees 36 minutes 44 seconds East a distance of 644.22 feet to a steel pin corner marking the Northeast corner of Lot 16 of Valley Commercial Park and the point of beginning of the property being described; thence run North 62 degrees 08 minutes 55 seconds West 133.93 feet to a point; thence run South 27 degrees 52 minutes 49 seconds West 198.00 feet to a point; thence run North 62 degrees 07 minutes 11 seconds West 141.73 feet to a point on the Easterly margin of Shelby County Highway No. 33; thence run South 24 degrees 10 minutes 16 seconds West along said margin of said Highway 195.96 feet to the P.C. of a curve to the left marking the Northerly margin of Commerce Drive, said curve having a central angle of 42 degrees 26 minutes 01 seconds and a radius of 153.06 feet; thence run Easterly along the arc of said curve an arc distance of 129.38 feet to the P.T. of said curve; thence run North 85 degrees 18 minutes 41 seconds East 166.24 feet to a point; thence run North 27 degrees 36 minutes 44 seconds East 285.90 feet to the point of beginning.

PARCEL II:

A part of Section 13, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/2 of Section 13, Township 20 South, Range 3 West, Pelham, Shelby County, Alabama and run thence Easterly along the South line of said Quarter- Quarter section a distance of 424.47 feet to a point; thence turn 63 degrees 45 minutes 08 seconds left and run North 27 degrees 36 minutes 44 seconds East a distance of 644.22 feet to a steel pin corner marking the Northeast corner of Lot 16 of Valley Commercial Park; thence run North 62 degrees 08 minutes 55 seconds West 133.93 feet to the point of beginning of the property being described; thence continue last described course 140.27 feet to a point on the Easterly margin of Shelby County Highway No. 33; thence run South 28 degrees 18 minutes 13 seconds West along said margin of said highway 197.92 feet to a point; thence run South 62 degrees 07 minutes 11 seconds East 141.73 feet to a point; thence run North 27 degrees 52 minutes 49 seconds East 198.00 feet to the point of beginning.



20120713000249700 3/3 \$195.00
Shelby Cnty Judge of Probate, AL
07/13/2012 09:05:29 AM FILED/CERT