

SEND TAX NOTICES TO:
RIDE ON, LLC
542 Forest Lakes Drive
Sterrett, Alabama 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Ninety Nine Thousand Five Hundred and No/100 Dollars (\$399,500.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **BANCORPSOUTH (also known as BANCORPSOUTH BANK)** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **RIDE ON, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]


TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 11th day of July, 2012.

BANCORPSOUTH (also known as BANCORPSOUTH BANK)

By: 
Print Name: Don J. Giardina
Title: President

By: 
Print Name: Earl H. Tharp
Print Title: Senior Vice President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don J. Giardina, whose name as President of BANCORPSOUTH (also known as BANCORPSOUTH BANK), 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 said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 11 day of July, 2012.

Cynthia M. Roullady
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 28, 2012

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl H. Tharp, whose name as Senior Vice President of BANCORPSOUTH (also known as BANCORPSOUTH BANK), 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 said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 11 day of July, 2012.

Cynthia M. Roullady
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 28, 2012

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Wendy N. Hardegree
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

20120724000264820 2/3 \$157.50
Shelby Cnty Judge of Probate, AL
07/24/2012 09:41:39 AM FILED/CERT

EXHIBIT "A"

Parcel I:

SE ¼ of NW ¼; S ½ of NE ¼ of NW ¼, all situated in Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

ALSO:

A 10 foot easement for use as a right of way described as commencing at the North side of the N ½ of NE ¼ of NW ¼ and running parallel to the lot heretofore conveyed by William P. Powers, Sr., to T. C. Powers, and said easement running adjacent to said lot and running to the North side of S ½ of NE ¼ of NW ¼ herein described; being situated in Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land, in the Northwest Quarter-Quarter of Section 28, Township 19 South, Range 1 East, being the same land described in a deed to Oliver P. & Ann B. Head recorded in Deed Book 289 at Page 50, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 28; thence North 00 degrees 37 minutes 59 seconds East along the West line of said Quarter-Quarter Section, a distance of 118.48 feet to the point of beginning on the North right-of-way of US Highway 280; thence South 84 degrees 44 minutes 00 seconds West along said right-of-way, a distance of 88.05 feet to a 1" iron bar, found; thence North 00 degrees 05 minutes 44 seconds West, a distance of 105.06 feet to a 1" pipe, found in an old fence; thence North 86 degrees 44 minutes 11 seconds East along the remains of an old fence, a distance of 91.90 feet to a point; thence North 86 degrees 44 minutes 11 seconds East, a distance of 72.30 feet to a ½" rebar set, with a cap stamped "Wheeler 16165"; thence South 00 degrees 27 minutes 35 seconds East, a distance of 99.17 feet to a ½" rebar set, with a cap stamped "Wheeler 16165", on the North right-of-way of US Highway 280; thence South 84 degrees 40 minutes 46 seconds West, a distance of 74.10 feet to a ½" pipe, found; thence South 84 degrees 44 minutes 00 seconds West, a distance of 3.13 feet to the point of beginning.

SUBJECT TO: i) taxes and assessments for the year 2012, a lien but not yet payable; ii) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 178, Page 419, and Real Volume 31, Page 754; iii) Less and except any part of subject property lying within the right of way of a public road; and iv) All encumbrances, easements, restrictions, rights of way and covenants of record.

Sale - Ala-Statutory Warranty Deed (final).doc

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20120724000264820 3/3 \$157.50
Shelby Cnty Judge of Probate, AL
07/24/2012 09:41:39 AM FILED/CERT

Shelby County, AL 07/24/2012
State of Alabama
Deed Tax: \$139.50