

THIS INSTRUMENT PREPARED BY AND UPON  
RECORDING SHOULD BE RETURNED TO:

SEND TAX NOTICE TO:

William C. Byrd, II  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

Schroeder Holdings, LLC  
c/o Andrew Schroeder  
3504 U.S. Highway 280  
Harpersville, Alabama 35078

STATE OF ALABAMA )  
:  
COUNTY OF SHELBY )

  
20121211000473410 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/11/2012 08:17:36 AM FILED/CERT

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 10 day of December, 2012 by Roger Ricks, a married resident of the State of Alabama ("Grantor"), in favor of Schroeder Holdings, LLC, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

The Property does not constitute the homestead of the Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Grantee's Name and Mailing Address:

Roger Ricks  
390 Blairs Place  
Childersburg, Alabama 35044-8709

Schroeder Holdings, LLC  
3504 U.S. Highway 280  
Harpersville, Alabama 35078

Property Address: 3504 U.S. Highway 280, Harpersville, Alabama 35078  
Date of Sale: November 30, 2012  
Total Purchase Price \$917,600  
The Purchase Price is the tax assessed value.

*mortgage filed simultaneously.*

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by its duly authorized officer as of the day and year first above written.

  
\_\_\_\_\_  
ROGER RICKS

STATE OF ALABAMA                    )  
  :  
JEFFERSON COUNTY                 )

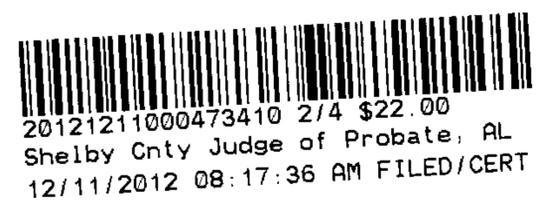
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Roger Ricks, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of December 2012.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My commission expires: **MY COMMISSION EXPIRES 10/01/2016**



**Exhibit A**

**Legal Description**

Parcel #1

A part of the SW ¼ of the SW ¼ of Section 35, T 19 South, Range 2 East, Shelby County, Alabama Described as follows:

Commence at the SE Corner of the SW ¼ of the SW ¼ of Section 35, T 19 South, Range 2 East, Shelby County, Alabama; thence N 03°12'55" E along the East line of Said ¼ - ¼ Section a distance of 676.00' to the point of beginning; thence N 03°12'55" E along said line a distance of 416.34'; thence S 54°43'23" W a distance of 659.49'; thence S 03°09'43" W a distance of 284.53'; thence S 54°53'26" W a distance of 346.44' to a point on the Northern Right of Way for U.S. Highway 280; thence S 49°27'00" E along Said right of Way a distance of 113.39'; thence N 54°20'39" E a distance of 895.93' to the Point of Beginning;

Together with a 20 foot easement for ingress and egress, described as follows:

Commence at the Southeast corner of the Southwest ¼ of the Southwest ¼ of Section 35, Township 19 South, Range 2 East; thence N 03°12'55" E along the East line of Said Section a distance of 676.00'; thence S 54°20'39" W a distance of 895.93' to a point on the Northern Right of Way for U.S. Highway 280; thence N 49°27'00" W a distance of 113.39' to the point of beginning; thence continue along said right of Way and N 49°27'00" W a distance of 20.64'; thence N 54°53'26" E a distance of 367.33'; thence S 03°09'43" W a distance of 25.47'; thence S 54°53'26" W a distance of 346.44' to a point on the Northern Right of Way of U.S. Highway 280 and the point of beginning.

Parcel #2

A part of the SW ¼ of the SW ¼ of Section 35, T 19 South, Range 2 East, Shelby County, Alabama Described as follows:

Commence at the SE Corner of the SW ¼ of the SW ¼ of Section 35, T 19 South, Range 2 East, Shelby County, Alabama; thence N 03°12'55" E along the East line of Said ¼ - ¼ Section a distance of 676.00'; thence S 54°20'39" W a distance of 895.93' to a Point on the Northern Right of Way for U.S. Highway 280; thence N 49°27'00" W along said Right of Way a distance of 134.03' to the Point of Beginning; thence N 54°53'30" E a distance of 340.44'; thence N 03°24'45" E a distance of 319.07'; thence N 86°58'26" W a distance of 142.89'; thence S 00°21'53" E a distance of 239.66'; thence S 68°08'46" W a distance of 50.76'; thence S 42°26'12" W a distance of 50.63'; thence N 53°11'11" W a distance of 110.72'; thence S 38°55'43" W a distance of 213.34' to a point on the Northern Right of Way for U.S. Highway 280; thence S 49°27'12" E a distance of 194.30' to the Point of beginning.



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**Exhibit B**

**Permitted Exceptions**

1. Taxes or assessments for 2013 and subsequent years and not yet due and payable.
2. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 142, Page 469; Deed Book 213, Page 219; and Deed Book 112, Page 3.
3. Right of Way to Shelby County as recorded in Deed Book 103, Pages 315 and 317.
4. Right of way granted to Alabama Power Company as set out in instruments recorded in Real Volume 105, Page 910.
5. Right of Way granted to State of Alabama as recorded in Deed Book 343, Page 721.



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