


THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

AFK Properties, LLC  
120 Bishop Circle  
Pelham, AL 35124

  
20130408000142610 1/6 \$3843.00  
Shelby Cnty Judge of Probate, AL  
04/08/2013 10:22:44 AM FILED/CERT

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Million Eight Hundred Sixteen Thousand and NO/100 (\$3,816,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **O'Neal Steel, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **AFK Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject to taxes or assessments for 2013 and subsequent years and not yet due and payable.

Subject to right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson County).

Subject to rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365.

Subject to right of way to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262.

Subject to rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Instrument #1993-31528 and Instrument #1993-31529

Subject to terms, agreements and right of way to Alabama Power Company as recorded in Instrument #20050803000391990.

Subject to riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams.

Less and except any part of subject property lying within the right of way of a public road.

Subject to release of damages as recorded in Instrument #1997-23467.

Less and except 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 130, Page 372; Deed Book 201, Page 363; Deed Book 201, Page 365 and Instrument #1993-31572.

Subject to easement to Alabama Gas Company and mining and mineral rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.

Subject to rights of others in and to the use of easement for ingress/egress and utilities as reserved in Instrument #20021217000632730; Instrument #20021202000596360 and Instrument #20050524000252700 in the Probate Office of Shelby County, Alabama.

Subject to terms and conditions of unrecorded lease as evidenced by the Memorandum of Lease dated December 2, 2002 by and between O'Neal Metals, Inc. and Foresite, LLC, filed for record December 17, 2002, recorded in Instrument #20021217000632730 in the Probate Office of Shelby County, Alabama.

Subject to terms and conditions of unrecorded lease as evidenced by the Memorandum of Tower Attachment Lease Agreement dated October 9, 2002 by and between Foresite, LLC and Tritel Communications, Inc., filed for record December 2, 2002, recorded in Instrument #20021202000596360 in the Probate Office of Shelby County, Alabama. (Leasehold)

Subject to terms and conditions of Master Bill of Sale, Assignment and Assumption Agreement dated April 29, 2005, by and between Foresite Towers, LLC, Foresite LLC, and Pinnacle Towers Acquisition, LLC filed for record May 24, 2005 and recorded in Instrument #20050524000252700. (Leasehold)

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State of Alabama  
Deed Tax:\$3816.00

Subject to Leasehold mortgage, assignment of leases and rents, security agreement and financing statement recorded in Instrument #20050524000252710 by Pinnacle Towers Acquisition, LLC to LaSalle Bank National Association as Trustee. (Leasehold)

Subject to subordination, nondisturbance and attornment agreement recorded in Instrument #20090821000323350.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 5<sup>th</sup> day of April, 2013.

O'Neal Steel, Inc.



By: Michael A. Rowland  
Its Executive Vice President and Chief Financial Officer

State of Alabama  
County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Michael A. Rowland whose name as **Executive Vice President and Chief Financial Officer** of O'Neal Steel, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he, in his capacity as such **Executive Vice President and Chief Financial Officer** and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

Given under my hand and seal this the 5<sup>th</sup> day of April, 2013.



Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 7, 2013

My Commission Expires: ~~BONDED THRU NOTARY PUBLIC~~



20130408000142610 2/6 \$3843.00  
Shelby Cnty Judge of Probate, AL  
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# Exhibit A

20130408000142610 3/6 \$3843.00  
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## Legal Description

Part of the North  $\frac{1}{2}$  of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar set by Weygand and being the locally accepted SE corner of Lot 447, Caldwell Crossings Fourth Sector Phase Two, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 36, Page 149, run in a westerly direction along the south line of said Lot 447 and also Lot 448 for a distance of 586.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 17 degrees 12 minutes 16 seconds and run in a northwesterly direction for a distance of 94.39 feet to an existing iron rebar set by Weygand and being on the south line of Lot 449 of said Caldwell Crossings Fourth Sector Phase Two; thence turn an angle to the right of 5 degrees 52 minutes 13 seconds and run in a northwesterly direction for a distance of 100.0 feet to an existing iron rebar set by Weygand and being on the south line of Lot 450 of said subdivision; thence turn an angle to the left of 32 degrees 00 minutes 00 seconds and run in a southwesterly direction for a distance of 80.0 feet to an existing iron rebar set by Weygand and being the southwest corner of Lot 451 of said subdivision; thence turn an angle to the left of 17 degrees 03 minutes 01 seconds and run in a southwesterly direction along the southeast line of Lots 452, 453 and 454 of said subdivision for a distance of 125.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 26 degrees 03 minutes 01 seconds and run in a westerly direction along the south line of said subdivision for a distance of 1327.02 feet to an existing iron rebar set by Weygand and being on the south line of Lot 469 of said subdivision; thence turn an angle to the left of 20 degrees 05 minutes 43 seconds and run in a southwesterly direction along the south line of said Lot 469 for a distance of 43.66 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 69 degrees 54 minutes 17 seconds and run in a southerly direction along the east line of Lot 484 of said subdivision for a distance of 80.0 feet to an existing iron rebar set by Weygand and being the most easterly corner of Lot 485 of said subdivision; thence turn an angle to the right of 51 degrees 16 minutes 38 seconds and run in a southwesterly direction along the southeast line of said Lot 485 for a distance of 180.43 feet to an existing iron rebar set by Weygand and being the most southerly corner of said Lot 485; thence turn an angle to the right of 103 degrees 12 minutes 28 seconds and run in a northwesterly direction along the southwest line of said Lot 485 for a distance of 163.84 feet to an existing iron rebar set by Weygand and being the most westerly corner of said Lot 485 and being on the curved southwesterly right-of-way line of Crossings View, said curved right-of-way line being concave in a northeasterly direction and having a central angle of 37 degrees 31 minutes 02 seconds and a radius of 50.0 feet; thence turn an angle to the left (12 degrees 39 minutes 01 seconds to the chord of said curve) and run in a northwesterly direction along the curved southwesterly road right-of-way for Crossings View for a distance of 32.74 feet to a point of reverse curve, said latest curve being concave in a southwesterly direction and having a central angle of 70 degrees 31 minutes 11 seconds and a radius of 25.0 feet; thence turn an angle to the left and run in a northwesterly and westerly direction along the arc of said curve and along the southerly right-of-way line of Crossings View for a distance of 30.77 feet to an existing iron rebar set by Weygand and being the point of ending of said curve; thence run in



a westerly direction along the southerly right-of-way line of Crossings View for a distance of 66.0 feet to an existing iron rebar set by Weygand and being the northeast corner of Lot 486 of said subdivision; thence turn an angle to the left of 90 degrees and run in a southerly direction along the east line of said Lot 486 for a distance of 138.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 76 degrees 00 minutes 00 seconds and run in a southwesterly direction for a distance of 32.95 feet to an existing iron rebar set by Weygand and being on the southerly line of said Lot 486; thence turn an angle to the left of 40 degrees 44 minutes 28 seconds and run in a southwesterly direction along the southeasterly or southerly lines of Lots 486 and 487 for a distance of 98.85 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 23 degrees 03 minutes 09 seconds and run in a southwesterly direction along the southerly line of Lot 487 of said subdivision for a distance of 67.99 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 18 degrees 54 minutes 40 seconds and run in a southwesterly direction along the south line of Lots 487 and 488 of said subdivision for a distance of 57.72 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 1 degrees 26 minutes 06 seconds and run in a southwesterly direction along the south line of said Lot 488 for a distance of 64.67 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7 degrees 18 minutes 54 seconds and run in a southwesterly direction along the south line of said Lot 488 for a distance of 44.23 feet to an existing iron rebar set by Weygand and being the southwest corner of said Lot 488; thence turn an angle to the left of 82 degrees 47 minutes 12 seconds and run in a southerly direction for a distance of 5.73 feet to an existing #4 iron rebar; thence turn an angle to the right of 81 degrees 06 minutes 11 seconds and run in a southwesterly direction for a distance of 55.11 feet to an existing PK nail being the point of beginning of a curve, said curve being concave in a southeasterly direction and having a central angle of 33 degrees 16 minutes 15 seconds and a radius of 222.50 feet; thence turn an angle to the left and run in a westerly and southwesterly direction along the arc of said curve for a distance of 129.20 feet to an existing iron rebar set by Farmer; thence turn an angle to the left (16 degrees 14 minutes 49 seconds from the chord of last mentioned curve) and run in a southwesterly direction for a distance of 21.61 feet to an existing iron rebar set by Farmer; thence turn an angle to the right of 125 degrees 11 minutes 18 seconds and run in a northerly direction for a distance of 8.57 feet to an existing iron rebar set by Weygand and being a corner of Lot 597, Caldwell Crossings Fourth Sector Phase I, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 36, Page 28; thence turn an angle to the left of 119 degrees 09 minutes 25 seconds and run in a southwesterly direction along the southerly line of said Lot 597 for a distance of 56.73 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 12 degrees 46 minutes 59 seconds and run in a southwesterly direction along the southerly line of Lots 597 and 506 of said subdivision for a distance of 273.23 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 10 degrees 37 minutes 25 seconds and run in a southwesterly direction along the south line of Lots 506 and 507 of said subdivision for a distance of 90.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 12 degrees 24 minutes 50 seconds and run in a southwesterly direction for a distance of 73.86 feet to an existing iron rebar set by Weygand; thence turn an



angle to the right of 23 degrees 12 minutes 41 seconds and run in a westerly direction for a distance of 19.22 feet to an existing iron rebar set by Weygand and being on the east right-of-way line of Caldwell Mill Road, said east right-of-way line of Caldwell Mill Road being on a curve, said curve being concave in a westerly direction and having a central angle of 0 degrees 51 minutes 54 seconds and a radius of 1740.29 feet; thence turn an angle to the left and run in a southeasterly direction along the arc of said curve for a distance of 26.28 feet to an existing iron rebar; thence turn an angle to the left (114 degrees 40 minutes 06 seconds from the chord of last mentioned curve) and run in a northeasterly direction for a distance of 56.17 feet to an existing PK nail; thence turn an angle to the left of 12 degrees 15 minutes 09 seconds and run in a northeasterly direction for a distance of 144.38 feet to an existing Farmer iron rebar; thence turn an angle to the right of 104 degrees 34 minutes 57 seconds and run in a southeasterly direction for a distance of 304.55 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 105 degrees 34 minutes 26 seconds and run in a westerly direction for a distance of 221.86 feet to an existing 1" capped iron being on the east right-of-way line of Caldwell Mill Road, said east right-of-way line of Caldwell Mill Road being on a curve, said curve being concave in a westerly direction and having a central angle of 13 degrees 09 minutes 05 seconds and a radius of 1873.78 feet; thence turn an angle to the left (93 degrees 00 minutes 26 seconds to the chord of said curve) and run in a southerly direction along the arc of said curve for a distance of 430.10 feet to an existing iron rebar set by Weygand and being on the east right-of-way line of said Caldwell Mill Road; thence turn an angle to the right (6 degrees 50 minutes 32 seconds from last mentioned chord) and run in a southerly direction along the east right-of-way line of said Caldwell Mill Road for a distance of 227.74 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 93 degrees 55 minutes 48 seconds and run in an easterly direction for a distance of 911.83 feet to an existing 1" crimp iron pin; thence turn an angle to the left of 91 degrees 15 minutes 44 seconds and run in a northerly direction for a distance of 129.92 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 9 degrees 17 minutes 44 seconds and run in an easterly direction for a distance of 1328.77 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 88 degrees 37 minutes 11 seconds and run in a southerly direction for a distance of 393.26 feet to an existing 1" crimp iron pin being on the west line of Lot 23, Block 2, Amended Map of Woodford, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 51; thence turn an angle to the left of 158 degrees 08 minutes 45 seconds and run in a northeasterly direction along the boundary of said Amended Map of Woodford subdivision for a distance of 799.67 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 44 degrees 11 minutes 42 seconds and run in a northeasterly direction along the boundary of Block 2, Amended Map of Woodford for a distance of 799.80 feet to an existing 1" crimp iron pin; thence turn an angle to the left of 44 degrees 20 minutes 43 seconds and run in a northeasterly direction along the boundary of Block 2, Amended Map of Woodford for a distance of 765.83 feet, more or less, to the point of beginning. Less and except that parcel of land recorded in Deed Book 207, page 91.

Being the same property depicted on that certain survey prepared by Laurence D. Weygand, Registered P.E. & L.S. No. 10373, dated June 21, 2009, last revised July 30, 2009.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name D'Neal Steel, Inc.  
Mailing Address 2311 Highland Ave. South  
Suite 200  
Birmingham, AL 35205

Grantee's Name AFK Properties, LLC  
Mailing Address 120 Bishop Circle  
Pelham, AL 35124

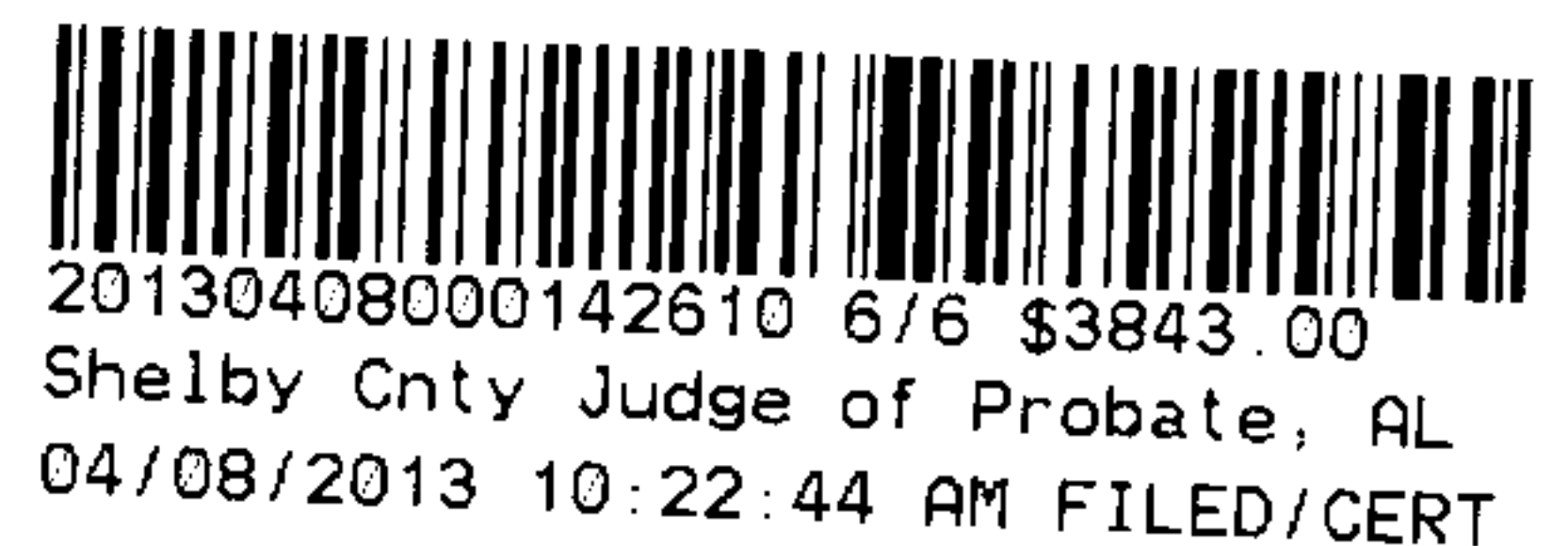
Property Address Land

Date of Sale 4-5-13  
Total Purchase Price \$ 3,816,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-5-13

Print Jeff H. Parker

Sign Jeff H. Parker

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1