THIS INSTRUMENT WAS PREPARED BY:

20130628000264210 1/4 \$2021.00 Shelby Cnty Judge of Probate, AL 06/28/2013 08:51:09 AM FILED/CERT

Burt W. Newsome NEWSOME LAW, L.L.C. P.O. Box 382753 Birmingham, Alabama 35238

STATE OF ALABAMA)	SPECIAL WARRANTY DEED
SHELBY COUNTY)	

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned M & F BANK, a bank organized under the laws of the State of Mississippi (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto WESTERN REI, LLC, (hereinafter referred to as Grantee), its successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of land situated in Section 17, Section 20, Section 21 and Section 29, all in Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW Corner of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°50'04"W, a distance of 2667.29'; thence N88°47'34"W, a distance of 1292.34'; thence N00°24'31"W, a distance of 1326.82'; thence N88°43'13"W, a distance of 1325.20'; thence S00°24'20"E, a distance of 3980.60'; thence S88°28'36"E, a distance of 1319.00'; thence S00°25'37"E, a distance of 5303.54'; thence S00°23'27"E, a distance of 2643.99'; thence S00°13'32"E, a distance of 1324.01'; thence S88°33'10"E, a distance of 1319.46'; thence N00°21'57"W, a distance of 3964.39'; thence N00°06'29"E, a distance of 1333.14'; thence S89°14'06"E, a distance of 1411.95' to the beginning of a non-tangent curve to the left, having a radius of 2035.00, a central angle of 08°45'19", and subtended by a chord which bears N08°16'45"E, and a chord distance of 310.66'; thence along the arc of said curve, a distance of 310.97'; thence N03°53'19"E, a distance of 286.56'; thence N89°14'06"W, a distance of 218.53'; thence N00°23'52"W, a distance of 517.63'; thence N21°55'34"W, a distance of 103.29'; thence N12°04'13"W, a distance of 168.19'; thence N06°13'07"W, a distance of 196.89'; thence N13°16'52"W, a distance of 91.96'; thence N12°18'01"W, a distance of 336.04'; thence S78°36'12"W, a distance of 232.86'; thence N11°22'20"W, a distance of 457.94'; thence N08°50'24"E, a distance of 232.96'; thence N47°10'27"E, a distance of 391.01' to the beginning of a non-tangent

curve to the right, having a radius of 2192.00, a central angle of 01°57'47", and subtended by a chord which bears N08°40'27"W, and a chord distance of 75.10'; thence along the arc of said curve, a distance of 75.10'; thence S81°22'26"W, a distance of 285.35'; thence N00°40'06"E, a distance of 347.54'; thence N01°15'29"E, a distance of 610.32'; thence N89°20'10"W, a distance of 50.99'; thence N00°39'50"E, a distance of 100.00'; thence N88°55'56"W, a distance of 784.91' to the POINT OF BEGINNING.

Said Parcel containing 575.93 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL 'A'

Commence at the NW Corner of the NE 1/4 of the SE 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama; thence S00°15'59"E, a distance of 181.76'; thence N90°00'00"E, a distance of 49.17' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 221.23'; thence S00°00'00"W, a distance of 330.25'; thence N90°00'00"W, a distance of 221.23'; thence N00°00'00"W, a distance

of 330.25' to the POINT OF BEGINNING.

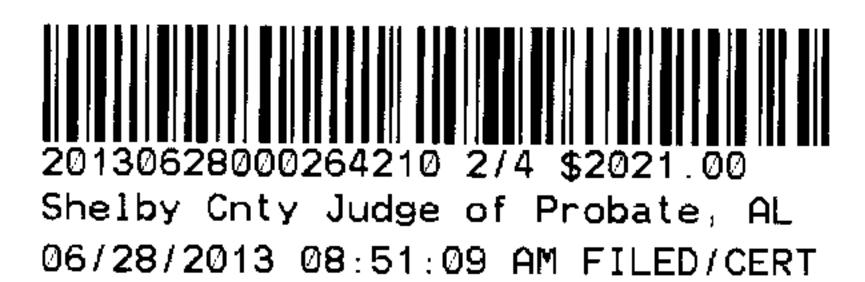
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL 'B'

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama; thence S88°28'36"E, a distance of 612.42'; thence N01°38'55"W, a distance of 374.95' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 208.00'; thence N88°21'05"E, a distance of 103.56'; thence S01°38'55"E, a distance of 208.00'; thence S88°21'05"W, a distance of 103.56' to the POINT OF BEGINNING.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title,



enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto WESTERN PROPERTIES, LLC, its successors and assigns forever. This conveyance is made under the express authority of Code of Alabama, 1975,

Section 35-4-7, as amended.	
IN WITNESS WHEREOF, M&F	BANK, a bank organized under the laws of the State
Mississippi, has caused this conveyance to b	be executed in its name by its undersigned officer, and
seal affixed this the 27th day of 5w	<u>ne</u> , 2013.
	M&FBANK By: /e/ee Blank Its: Tresident CBO
STATE OF ALABAMA	
SHELBY COUNTY)
I, the undersigned authority, a Notary	Public in and for said County and State, hereby certif
that Jeff Lacey, whose	e name as President of M&
U	rranty deed, and who is known to me, acknowledge
before me on this day, that being informed or	f the contents of the conveyance, he executed the sam
voluntarily on the day the same bears date.	
Given under my hand and official sea	al, this 27th day of June, 2013.
	Notary Public Jeanifer Chei Notary Public Alabama State at Large

My commission expires:_

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Grantor's Name M & F Bank

Grantor's Mailing Address

P.O. Box 382753 Birmingham, AL 35238

Physical Address

Approx. 575.93 acres
Alabaster, Shelby County, Alabama

Grantee's Name
Western REI, LLC

Grantee's Mailing Address

3360 Davey Allison Parkway Hueytown, AL 35023

Purchase Price: \$2,000,000.00
The Purchase Price claimed can be verified by contract.

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