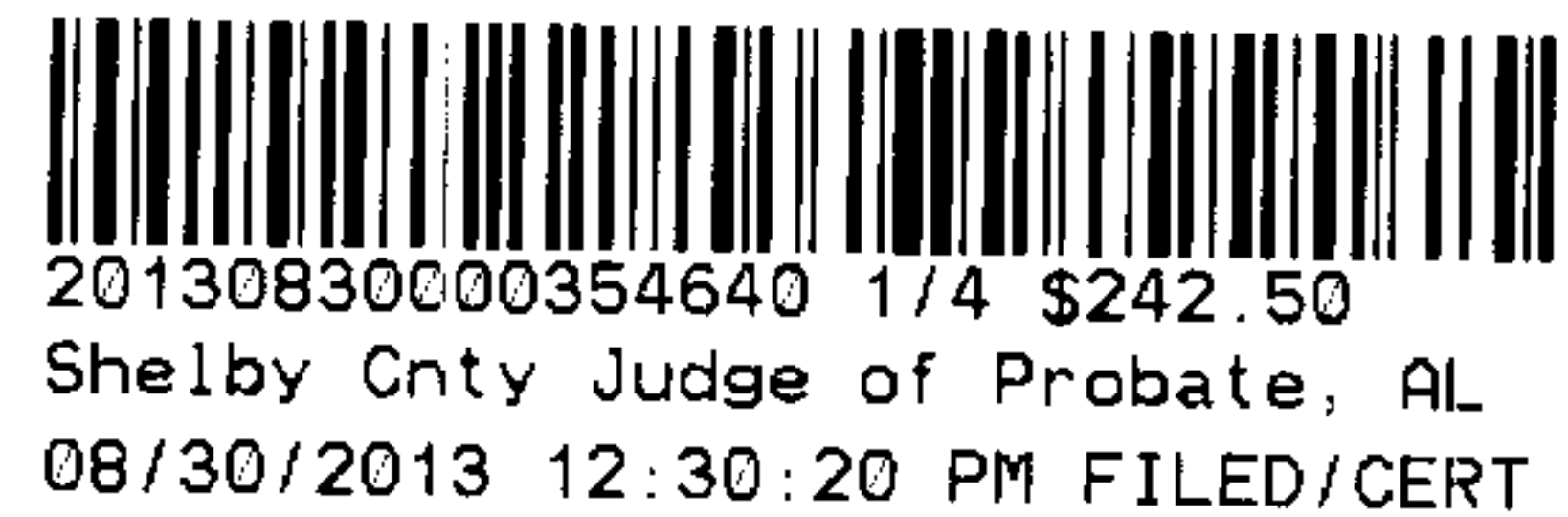


PREPARED BY:
Trussell, Funderburg, Rea & Bell, P.C.
1916 First Avenue North
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Greenbriar, Ltd.
561 1st Street North
Alabaster, Alabama 35007

WARRANTY DEED



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Nineteen Thousand Thirty-Four and 20/100 Dollars (\$219,034.20) paid to the undersigned Grantor, **CHERRY BARK, LLC**, an Alabama limited liability company, (herein referred to as Grantor), in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **GREENBRIAR, LTD.**, an Alabama Limited Partnership (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Tract (1): Begin at a 5/8 inch rebar in a rock pile marking the NE corner of the NE 1/4 - SW 1/4 of Section 18, Township 18 South, Range 2 East, thence North 00 degrees 55 minutes 13 seconds East 589.12 feet to a 1/2 inch rebar capped (CA-497-LS) on the southerly R/W of Maplewood Lane (60' R/W), thence along said R/W along a curve with a radius of 423.12 feet and a chord bearing and distance of North 71 degrees 51 minutes 41 seconds East 87.97 feet to a 1/2 inch rebar capped (CA-497-LS), thence leaving said R/W South 00 degrees 15 minutes 03 seconds East 364.03 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 04 degrees 11 minutes 20 seconds West 1264.93 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 68 degrees 19 minutes 38 seconds West 1281.43 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 00 degrees 15 minutes 34 seconds West 509.36 feet to a 1/2 inch rebar capped (CA-497-LS) on the North line of said forty, thence North 88 degrees 42 minutes 36 seconds East 1191.99 feet along said forty line to the point of beginning, containing 22.80 acres more or less.

Tract (2): Commence at a 5/8 inch rebar in a rock pile marking the NE corner of the NE 1/4 - SW 1/4 of Section 18, Township 18 South, Range 2 East, thence North 00 degrees 55 minutes 13 seconds East 589.12 feet to a 1/2 inch rebar capped (CA-497-LS) on the southerly R/W of Maplewood Lane (60' R/W), thence along said R/W along a curve with a radius of 423.12 feet and a chord bearing and distance of North 71 degrees 51 minutes 41 seconds East 87.97 feet to a 1/2 inch rebar capped (CA-497-LS), said point being the point of beginning, thence continue along said R/W the following bearings and distances: North 65 degrees 54 minutes 53 seconds East 159.52 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 682.74 feet and a chord bearing and distance of North 50 degrees 53 minutes 32 seconds East 353.73 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 35 degrees 52 minutes 54 seconds East 139.98 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 328.06 feet and a chord bearing and distance of North 47 degrees 38 minutes 56 seconds East 134.27 feet to a 1/2 inch rebar capped (CA-497-LS), thence leaving said R/W South 03 degrees 11 minutes 50 seconds West 2108.01 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 88 degrees 42 minutes 38 seconds West 574.76 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 04 degrees 11 minutes 20 seconds East 1264.93 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 00 degrees 15 minutes 03 seconds West 364.03 feet to the point of beginning, containing 23.54 acres more or less.

Tract (3): Commence at a 5/8 inch rebar in a rock pile marking the NE corner of the NE 1/4 - SW 1/4 of Section 18, Township 18 South, Range 2 East, thence North 00 degrees 55 minutes 13 seconds East 589.12 feet to a 1/2 inch rebar capped (CA-497-LS) on the southerly R/W of

Maplewood Lane (60' R/W), thence along said R/W along a curve with a radius of 423.12 feet and a chord bearing and distance of North 71 degrees 51 minutes 41 seconds East 87.97 feet to a 1/2 inch rebar capped (CA-497-LS), thence continue along said R/W the following bearings and distances: North 65 degrees 54 minutes 53 seconds East 159.52 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 682.74 feet and a chord bearing and distance of North 50 degrees 53 minutes 32 seconds East 353.73 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 35 degrees 52 minutes 54 seconds East 139.98 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 328.06 feet and a chord bearing and distance of North 47 degrees 38 minutes 56 seconds East 134.27 feet to a 1/2 inch rebar capped (CA-497-LS), said point being the point of beginning, thence continue along said R/W the following bearings and distances: along a curve with a radius of 98.08 feet and a chord bearing and distance of South 88 degrees 43 minutes 37 seconds East 104.66 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 56 degrees 52 minutes 19 seconds East 179.66 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 348.28 feet and a chord bearing and distance of South 70 degrees 56 minutes 17 seconds East 169.96 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 85 degrees 05 minutes 52 seconds East 158.59 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 419.62 feet and a chord bearing and distance of South 72 degrees 31 minutes 34 seconds East 182.22 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 85.08 feet and a chord bearing and distance of South 37 degrees 02 minutes 02 seconds East 66.49 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 14 degrees 00 minutes 26 seconds East 51.59 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 458.94 feet and a chord bearing and distance of South 05 degrees 13 minutes 37 seconds East 139.73 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 03 degrees 21 minutes 46 seconds West 46.47 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 2028.45 feet and a chord bearing and distance of South 02 degrees 12 minutes 54 seconds East 404.19 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 07 degrees 57 minutes 25 seconds East 88.69 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 311.11 feet and a chord bearing and distance of South 21 degrees 01 minutes 08 seconds East 140.29 feet to a 1/2 inch rebar capped (CA-497-LS), thence leaving said R/W South 71 degrees 49 minutes 27 seconds West 1019.15 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 03 degrees 11 minutes 50 seconds East 1455.30 feet to the point of beginning, containing 23.18 acres more or less.

Tract (4): Commence at a 5/8 inch rebar in a rock pile marking the NE corner of the NE 1/4 - SW 1/4 of Section 18, Township 18 South, Range 2 East, thence North 00 degrees 55 minutes 13 seconds East 589.12 feet to a 1/2 inch rebar capped (CA-497-LS) on the southerly R/W of Maplewood Lane (60' R/W), thence along said R/W along a curve with a radius of 423.12 feet and a chord bearing and distance of North 71 degrees 51 minutes 41 seconds East 87.97 feet to a 1/2 inch rebar capped (CA-497-LS), thence continue along said R/W the following bearings and distances: North 65 degrees 54 minutes 53 seconds East 159.52 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 682.74 feet and a chord bearing and distance of North 50 degrees 53 minutes 32 seconds East 353.73 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 35 degrees 52 minutes 54 seconds East 139.98 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 328.06 feet and a chord bearing and distance of North 47 degrees 38 minutes 56 seconds East 134.27 feet to a 1/2 inch rebar capped (CA-497-LS), thence leaving said R/W South 03 degrees 11 minutes 50 seconds West 1455.30 feet to a 1/2 inch rebar capped (CA-497-LS), said point being the point of beginning, thence North 71 degrees 49 minutes 27 seconds East 1019.15 feet to a 1/2 inch rebar capped (CA-497-LS) on the southwesterly R/W of Maplewood Lane (60' R/W), thence along said R/W the following bearings and distances: South 34 degrees 00 minutes 09 seconds East 140.08 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 496.32 feet and a chord bearing and distance of South 47 degrees 16 minutes 26 seconds East 228.04 feet to a 1/2 inch rebar capped (CA-497-LS), thence South 60 degrees 32 minutes 15 seconds East 241.02 feet to a 1/2 inch rebar capped (CA-497-LS) at the intersection of the southwesterly R/W of Maplewood Lane (60' R/W) and the westerly R/W of Shelby County Road #55 (60' R/W), thence leaving said R/W of Maplewood Lane (60' R/W) and along said R/W of Shelby County Road #55 (60' R/W) the following bearings and distances: South 01 degrees 37 minutes 47 seconds West 461.07 feet to a 1/2 inch rebar capped (CA-497-LS), thence along a curve with a radius of 920.55 feet and a chord bearing and distance of South 04 degrees 20 minutes 29 seconds West 87.21 feet to a 1/2 inch rebar capped (CA-497-LS), thence leaving said R/W South 88 degrees 42 minutes 38 seconds West 1440.97 feet to a 1/2 inch rebar capped (CA-497-LS), thence North 03 degrees 11

minutes 50 seconds East 652.71 feet to the point of beginning, containing 25.30 acres more or less.

According to the survey by Larry Walker, PLS 21183, dated August 20, 2013.

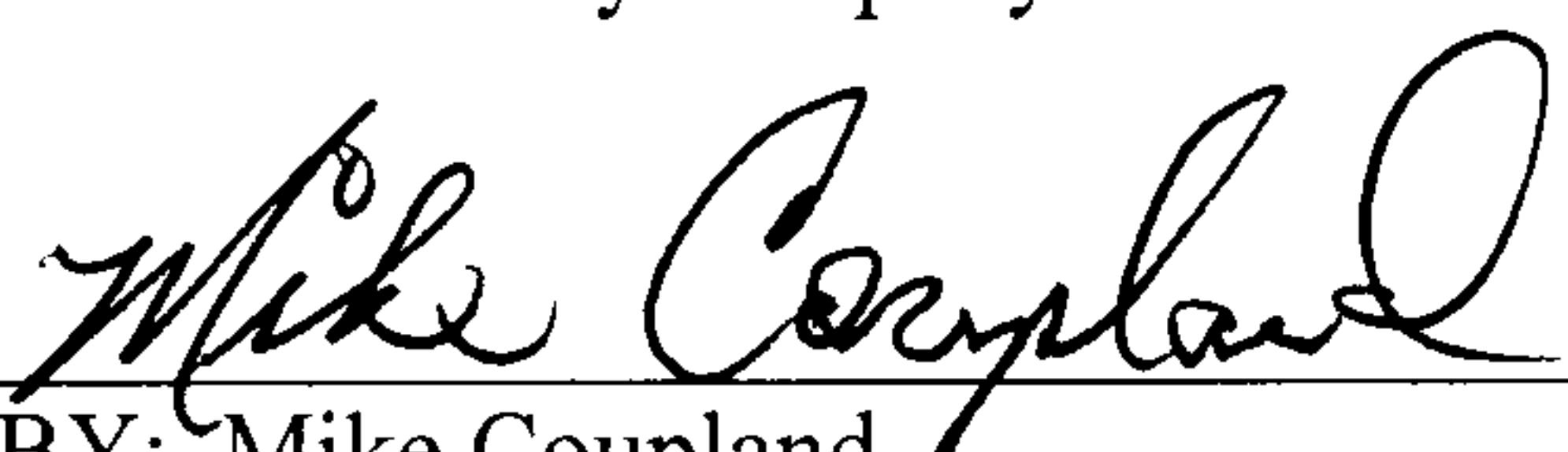
SUBJECT TO:

1. Taxes due and payable October 1, 2013, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Less and except any part of subject property lying within any road right-of-way.
5. 100 foot Alabama Power Company right of way running through subject property, as shown by survey of Larry Walker Land Surveying, Inc. dated April 28, 2005.
6. Easement to Shelby County Commission recorded as Inst. No 2001-0868, in the aforesaid office.
7. Riparian rights, if any, and the rights of upstream and downstream owners to the uninterrupted flow and to the use of Bear Creek.

TO HAVE AND TO HOLD to the said Grantee, and said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Managing Member, Mike Coupland, who is authorized to execute this conveyance, has hereto set its signature and seal this the 29th day of August, 2013.

CHERRY BARK, LLC, an Alabama
limited liability company


BY: Mike Coupland

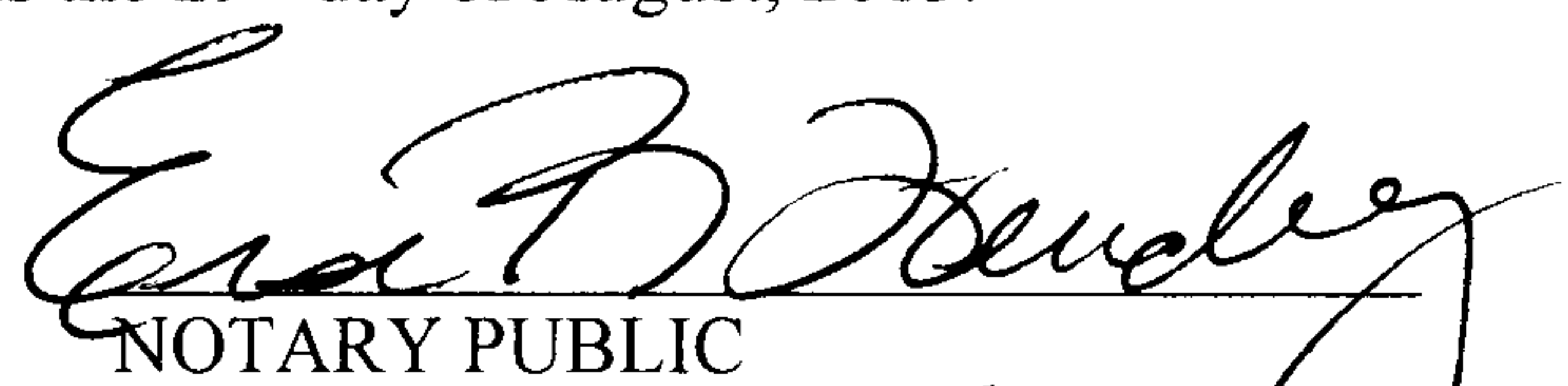
ITS: Managing Member

STATE OF ALABAMA

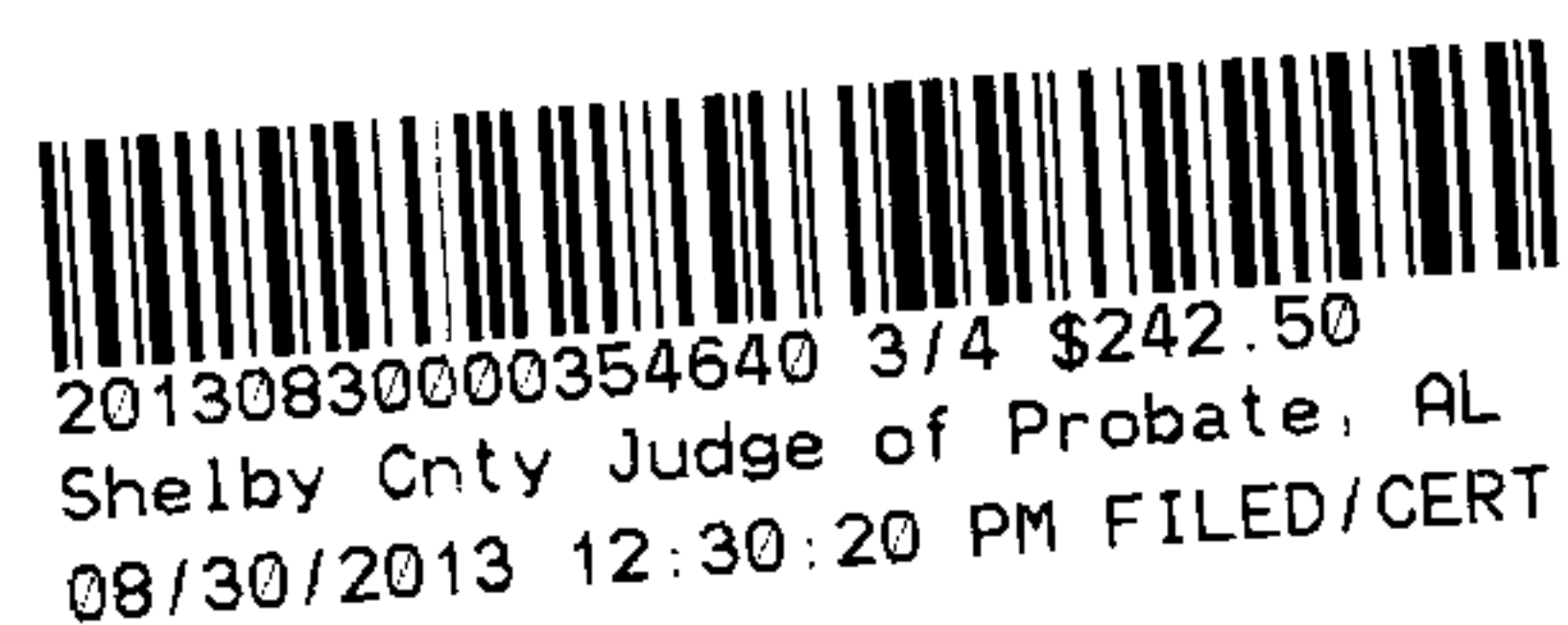
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mike Coupland, whose name as Managing Member of Cherry Bark, LLC, an Alabama limited liability company, 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 conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 29th day of August, 2013.


NOTARY PUBLIC
My Commission Expires: 5-22-16

13-266C.1



Real Estate Sales Validation Form

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

Grantor's Name	Cherry Bark, LLC
Mailing Address	P.O. Box 173
	Moody, AL 35004

Grantee's Name Greenbriar, Ltd.
Mailing Address 561 1st Street N
Alabaster, AL 35007

Property Address Acreage on Maplewood Lane
Sterrett, AL 35147

Date of Sale 08/29/2013

Total Purchase Price \$ 219,034.20

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☐ Appraisal☒ Sales Contract☐ Other

☒ Closing Statement

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 8-29-13

Print

Unattested

Elle Akhucwice
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130830000354640 4/4 \$242.50
Shelby Cnty Judge of Probate, AL
08/30/2013 12:30:20 PM FILED/CERT