


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20131219000486240 1/4 \$212.50
Shelby Cnty Judge of Probate, AL
12/19/2013 02:09:11 PM FILED/CERT

STATUTORY WARRANTY DEED

Send Tax Bills To:

DBI Properties - CBR, LLC
2147 Riverchase Office Road
Hoover, Alabama 35244

This Instrument Prepared by:

Martin G. Woosley, Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Million Two Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00), the receipt whereof is acknowledged, the undersigned, **REAL ESTATE ASSET PURCHASE CORPORATION**, a Delaware corporation (the "Grantor") does hereby grant, bargain, sell and convey unto **DBI PROPERTIES - CBR, LLC**, an Alabama limited liability company ("Grantee"), its successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.

This conveyance and the warranties herein contained are expressly made subject to those matters described in Exhibit B attached hereto.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, though, or under the Grantor, but not further or otherwise.

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:

Real Estate Asset Purchase Corporation
2801 Highway 280 South
Birmingham, Alabama 35223

Grantee's name and mailing address:

DBI Properties - CBR, LLC
2147 Riverchase Office Road
Hoover, Alabama 35244

Property Address: 3700 Cahaba Beach Road
 Hoover, Alabama 35242

Purchase price: \$1,250,000.00

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal this the 16th day of December, 2013.

"GRANTOR:"

REAL ESTATE ASSET PURCHASE CORPORATION, a
Delaware corporation

By: Richard C. Fruechtenicht [SEAL]
Name: RICHARD C. Fruechtenicht
Its: TREASURER

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard C. Fruechtenicht, whose name as Treasurer of REAL ESTATE ASSET PURCHASE CORPORATION, a Delaware 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 as such officer of said corporation and with full authority, executed the same voluntarily individually and for and as the act of said corporation on the day the same bears date. Given under my hand and official seal this 16 day of December, 2013.

Susan M. Edg
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 26, 2015



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EXHIBIT A

A parcel of land situated in the Southwest one-quarter of the Southwest one-quarter of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:


Commence at the Southwest corner of said quarter-quarter Section; thence run South 89 degrees 20 minutes 34 seconds East along the South line for a distance of 253.60 feet; thence leaving said South line, run North 07 degrees 43 minutes 19 seconds East for a distance of 461.80 feet to the Point of Beginning; thence North 00 degrees 00 minutes 00 seconds West for a distance of 476.56 feet; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 241.21 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 112.66 feet; thence run North 89 degrees 38 minutes 14 seconds East for a distance of 143.98 feet; thence run North 34 degrees 06 minutes 04 seconds East for a distance of 63.33 feet to the point of commencement of a non-tangent curve to the right, said curve having a radius of 125.25 feet, a central angle of 45 degrees 18 minutes 06 seconds, a chord bearing of North 56 degrees 04 minutes 18 seconds East for a chord distance of 96.47 feet; thence run along arc of said curve for a distance of 99.03 feet to a point on the Westernmost right of way line of Cahaba Beach Road and a point on a non-tangent curve to the right, said curve having a radius of 992.10 feet, a central angle of 00 degrees 10 minutes 38 seconds, a chord bearing of South 43 degrees 52 minutes 34 seconds East for a chord distance of 3.07 feet; thence run along arc of said curve and along said right of way for a distance of 3.07 feet; thence run South 43 degrees 48 minutes 29 seconds East along said right of way for a distance of 39.82 feet to the point of commencement of a curve to the right, said curve having a radius of 263.50 feet, a central angle of 46 degrees 55 minutes 39 seconds, a chord bearing of South 20 degrees 20 minutes 39 seconds East for a chord distance of 209.83 feet; thence run along arc of said curve and along said right of way for a distance of 215.82 feet; thence run South 03 degrees 07 minutes 10 seconds West along said right of way for a distance of 109.89 feet; thence run South 02 degrees 23 minutes 55 seconds East along said right of way for a distance of 105.49 feet; thence run South 07 degrees 54 minutes 59 seconds East along said right of way for a distance of 28.30 feet; thence leaving said right of way, run South 89 degrees 58 minutes 38 seconds West for a distance of 605.71 feet to the Point of Beginning.



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EXHIBIT B

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the property that would be disclosed by an accurate and complete land survey thereof and not shown by the public records.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Taxes and assessments for the year 2014 and subsequent years and not yet due and payable.
4. Less and Except any portion of the property within any road right-of-ways.
5. Right-of-way granted Alabama Power Company recorded in Deed Book 163, Page 147, Deed Book 297, Page 44, Real 8, Page 905 and Instrument 20090212000048740, in the Probate Office of Shelby County, Alabama.
6. Reservations and/or dedication of road as contained in deeds recorded in Deed Book 116, Page 91 and Deed Book 116, Page 329, in the Probate Office of Shelby County, Alabama.
7. Terms and conditions of grading easement as recorded in Instrument 20080215000062090 and assigned in Instrument 20080314000106630, in the Probate Office of Shelby County, Alabama.
8. Environmental Covenant recorded in Instrument 20110531000159700, in the Probate Office of Shelby County, Alabama.
9. Agreement to Allow Placement of Dirt and Agreement for Access recorded in Instrument 20120307000080440, in the Probate Office of Shelby County, Alabama.
10. Rights of utilities, if any, subject to the vacation of public road, right of way, street, or highway per Resolution #08-06-09-08 of the County Commission of Shelby County, Alabama recorded in Instrument 20080609000232460, in the Probate Office of Shelby County, Alabama.


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