

STATE OF ALABAMA :
COUNTY OF MOBILE :

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SHEENAL, INC., an Alabama corporation, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by GATEWAY CENTRE, LLC, a limited liability company, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Mobile, State of Alabama, described as follows:

GATEWAY CENTRE - A COMMERCIAL PARK, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 117, PAGE 41 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 23 MINUTES 39 SECONDS EAST A DISTANCE OF 2494.05 FEET TO A CRIMP TOP IRON PIPE FOUND ON THE NORTH MARGIN OF ALABAMA HIGHWAY NO. 158; THENCE NORTH 67 DEGREES 52 MINUTES 45 SECONDS WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 715.76 FEET TO A CAPPED REBAR SET AT THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 68 DEGREES 00 MINUTES 00 SECONDS WEST, AND CONTINUING ALONG SAID NORTH MARGIN, A DISTANCE OF 288.69 FEET TO A CONCRETE MONUMENT FOUND, SAID MONUMENT BEING ON A CURVE TO THE LEFT (CONCAVE SOUTHERLY) AND HAVING A RADIUS OF 5854.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID NORTH MARGIN, A DISTANCE OF 364.68 FEET TO A POINT OF INTERSECTION OF SAID NORTH MARGIN AND THE CENTERLINE OF AN UNNAMED CREEK; THENCE MEANDERING ALONG SAID CENTERLINE IN THE FOLLOWING COURSES: NORTH 31 DEGREES 32 MINUTES 45 SECONDS WEST A DISTANCE OF 169.73 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 13 DEGREES 11 MINUTES 09 SECONDS WEST, A DISTANCE OF 129.97 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 18 DEGREES 09 MINUTES 04 SECONDS WEST A DISTANCE OF 213.47 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 12 DEGREES 06 MINUTES 16 SECONDS EAST A DISTANCE OF 113.02 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 02 DEGREES 21 MINUTES 04 SECONDS WEST A DISTANCE OF 129.40 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 11 DEGREES 24 MINUTES 54 SECONDS EAST A DISTANCE OF 246.06 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 20 DEGREES 13 MINUTES 18 SECONDS EAST A DISTANCE OF 56.58 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 46 DEGREES 24 MINUTES 25 SECONDS EAST A DISTANCE OF 1208.26 FEET TO A CAPPED REBAR SET, SAID LINE BEING THE SOUTH LINE OF PINE FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 478, IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE SOUTH 22 DEGREES 11 MINUTES 56 SECONDS WEST A DISTANCE OF 441.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

THIS CONVEYANCE IS SUBJECT TO:

1. Twenty (20) and thirty (30) foot building setback lines, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision recorded in Map Book 117, Page 41.
2. Easement granted Alabama Power Company by John W. Tennant, et al by instrument dated November 1, 1950 and recorded in Deed Book 522, Page 60.
3. Differences in record and actual distances along the North property line and sanitary sewer line over and across the West property line all as shown on recorded plat of said subdivision and as shown on survey by Gulf States Engineering, Inc., dated September 26, 2006 and lastly revised on November 8, 2007.
4. Reservation of all oil, gas and other minerals, and all rights in connection therewith, as contained in deed from John W. Tennant and Mildred E. Tennant to Sheenal, Inc. dated May 6, 2003 and recorded in Real Property Book 5379, Page 439.
5. Reservation of all oil, gas and other minerals, and all rights in connection therewith, as contained in deed from William Wade Tennant, et al to Sheenal, Inc. dated May 6, 2003 and recorded in Real Property Book 5379, Page 406.
6. Any future change in the centerline of the unnamed creek which forms the Western boundary of the land and any dispute arising over the location of the centerline of said creek.
7. Terms, conditions, provisions and restrictions of all permits and licenses of Federal, State and local government, including applicable agencies and departments and private and quasi governmental agencies having jurisdiction over the real property, including but not limited to restrictions on construction of any areas delineated by government agencies as wetlands and/or floodways.

RECORDING REFERENCES HEREIN REFER TO THE RECORDS IN THE
OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA

And, except as to the above and the taxes hereafter falling due, the said Grantor, for itself, and for its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property; that it has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that it is in the quiet and peaceable possession of said property; and that it does hereby WARRANTY AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the _____ day of _____, 2008.

SHEENAL, INC.

By: _____

Its: _____

STATE OF ALABAMA :
COUNTY OF MOBILE :

I, the undersigned Notary Public in and for said State and County, hereby certify that _____ whose name as _____ of **SHEENAL, INC.**, a corporation, 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 said conveyance, he, as such _____ and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and notarial seal on this the _____ day of _____, 2008.

NOTARY PUBLIC
My Commission Expires: _____

Grantee's Address:

This instrument prepared by:

Stova F. McFadden, Esq.
McFadden, Lyon & Rouse, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(334) 342-9172