

**THIS INSTRUMENT WAS PREPARED BY:**

Thomas C. Clark, III, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North, Suite 2400  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

J&N Alabaster, LLC  
200 Union Hill Drive, Suite 100  
Birmingham, Alabama 35209  
Attention: Mr. John Michael Bodnar

STATE OF ALABAMA )  
SHELBY COUNTY )

\$487,500.<sup>00</sup>

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **J&N ALABASTER, LLC**, an Alabama limited liability company (the "Grantee"), to **6531 PROPERTIES, INC.**, an Alabama corporation, and its successors and assigns (hereinafter collectively referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee a 50% undivided interest, as tenant in common, in that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

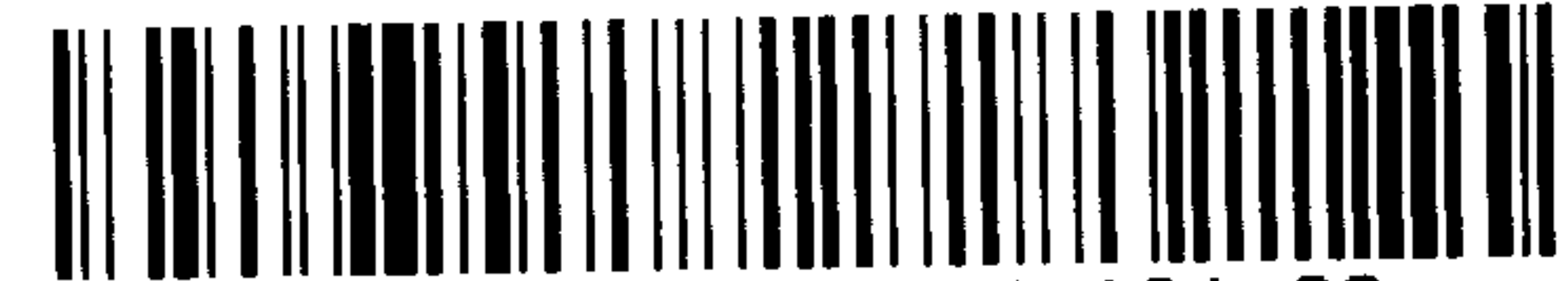
**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Mineral and mining rights not owned by the Grantor.
3. Those certain matters more particularly set forth on Exhibit B attached hereto.

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

All of the purchase price was paid from the  
proceeds of a mortgage loan closed simultaneously  
herewith.



20071105000509720 2/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/05/2007 11:05:17AM FILED/CERT

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty  
Deed on the 2<sup>nd</sup> day of November, 2007.

6531 PROPERTIES, INC.,  
an Alabama corporation

By: 

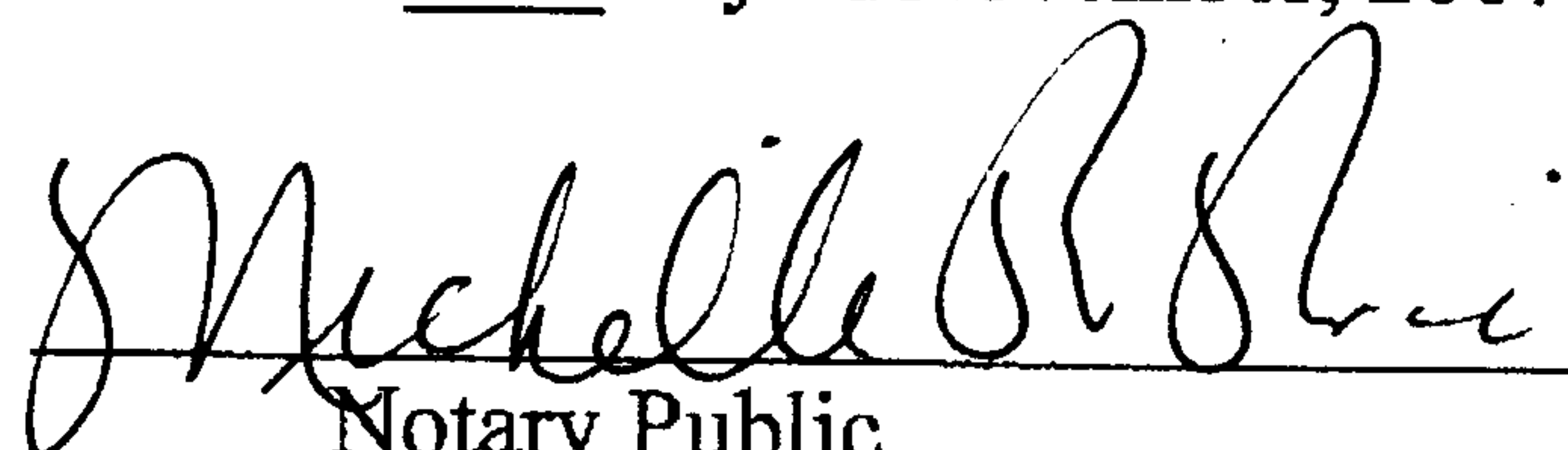
Name: Mark E. Osborn

Its: President

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby  
certify that Mark E. Osborn, whose name as President of 6531 PROPERTIES, INC.,  
an Alabama 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/she,  
as such representative and with full authority, executed the same voluntarily for and as the act of said  
corporation.

Given under my hand and official seal this the 2<sup>nd</sup> day of November, 2007.

  
Notary Public

AFFIX SEAL

My commission expires: 2/17/11



20071105000509720 3/4 \$21.00  
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**Exhibit A**

(Legal Description)

Lot 2, according to the Final Plat of Balmoral Phase I Resurvey No. 1, as recorded  
in Map Book 36, Page 129, in the Probate Office of Shelby County, Alabama.



20071105000509720 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
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**Exhibit B**

**(Title Exceptions)**

1. Declaration of Covenants and Restrictions as recoded in Instrument #20041027000594700.
2. Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument #20040521000271360.
3. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617, Deed Book 207, Page 676, and Deed Book 210, Pages 114, 121, and 123.
4. Right of Way to Shelby County as recorded in Deed Book 166, Page 308, Deed Book 166, Page 315, Deed Book 169, Page 335, Deed Book 274, Page 419, and Deed Book 184, Page 476.
5. Restricted to uses declared in that certain I-65, Exit 238 Redevelopment Plan adopted by The City of Alabaster as set out on deed recorded in Instrument #2004021800085170 and Instrument #20050308000106420.
6. Easement for water line recorded in Instrument #1993-14579.
7. Easements and building lines as shown on recorded map.