

\$40,000.

**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

Jennifer Powell Miller
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201
(205) 251-8100


SEND TAX NOTICE TO:

~~Richard T. Darden~~
First Sunbelt Properties, Inc.
2 Office Park Circle, Suite 1
~~Birmingham, Alabama 35223~~
Mr. A K Foster, Jr.
3234 Carlisle Rd.
Birmingham, AL 35213

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED


20080701000267970 1/4 \$64.00
Shelby Cnty Judge of Probate, AL
07/01/2008 02:53:53PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to WILLIAM BART SKELTON, a married man (hereinafter referred to as "Grantor"), in hand paid by VONCEIL F. COLEMAN, WILLIAM J. WARD, A. KEY FOSTER, JR., WALTER M. BEALE, JR., JOHN FOSTER CLARK and RICHARD T. DARDEN (collectively, hereinafter referred to as "Grantee"), the receipt and legal sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee that certain tract or parcel of land situated in Shelby County, Alabama, more particularly described on **Exhibit "A"** attached hereto and made a part hereof together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

TO HAVE AND TO HOLD the said Property unto Grantee, their heirs, successors and assigns forever subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof.


Grantor represents and warrants that the Property does not constitute the homestead of any person.

IN WITNESS WHEREOF, said Grantor has caused this deed to be executed and delivered as of the 30 day of June, 2008.

GRANTOR:


William Bart Skelton

STATE OF ALABAMA


20080701000267970 2/4 \$64.00
Shelby Cnty Judge of Probate, AL
07/01/2008 02:53:53PM FILED/CERT

COUNTY OF Shelby

I, Sharon M. Granato, a Notary Public in and for said County in said State, hereby certify that William Bart Skelton, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily.

Given under my hand and official seal this the 30 day of June, 2008.


Sharon M. Granato
NOTARY PUBLIC

My Commission Expires: _____

[NOTARY SEAL]

Notary Public State of Alabama
Sharon M. Granato
My Commission Expires
July 17, 2011

EXHIBIT "A"


20080701000267970 3/4 \$64.00
Shelby Cnty Judge of Probate, AL
07/01/2008 02:53:53PM FILED/CERT

To Statutory Warranty Deed

The following described property situated in Shelby County, Alabama:


A parcel of land situated in the Southeast 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 28; thence in a Northerly direction along the West line thereof, a distance of 2054.99 feet to the point of beginning, thence an angle right of 169°24'08" and run in a Southeasterly direction 477.29 feet; thence an angle left of 30°30'06" and continue in a Southeasterly direction 346.42 feet to a point in a public road; thence an angle left of 104°01'36" and run in a Northeasterly direction along said public road, a distance of 145.0 feet; thence an angle left of 16°35' and continue Northeast along said road a distance of 36.78 feet; thence an angle left of 90° and run in a Westerly direction 280 feet to a point 147.61 feet East of the West line of the Northeast 1/4 of Southeast 1/4 of Section 28; thence an angle right of 85°40' and run in a Northerly direction and parallel to said 1/4-1/4 section line a distance of 760.32 feet to a point on the Southwest right of way line of U.S. Highway No. 280; thence left in a Northwesterly direction along said right of way line a distance of 188 feet, more or less, to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 28; thence in a Southerly direction along said 1/4-1/4 Section line, a distance of 404.64 feet to the point of beginning; being situated in Shelby County, Alabama; being approximately 3 acres, more or less.

Less and except any portion of subject property lying within a road right of way.

It is the intent of the Grantor to, and the Grantor does hereby, convey to Grantees all of Grantor's right, title and interest in and to any and all real property located in the East 1/2 of the Southeast 1/4 of Section 28, Township 19 South, Range 1 West, whether or not specifically described above.

EXHIBIT "B"
To Statutory Warranty Deed


20080701000267970 4/4 \$64.00
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Permitted Title Exceptions

1. The lien for ad valorem taxes for 2008 and subsequent years.
2. Mineral and mining rights and rights incident thereto recorded in Deed Book 334, page 349, in the Probate Office of Shelby County, Alabama.
3. Any rights of the public with respect to any portion of subject property lying within a road right of way.

Shelby County, AL 07/01/2008
State of Alabama

Deed Tax: \$40.00