

Send tax notice to:
Montevallo A.W., LP c/o Aitken Management GP, LC
100 East California Street, Suite 210
Gainesville, TX 76249
BHM0800458C

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) in hand paid to the undersigned, **Yancey & Sons, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantor") by **Montevallo A.W., LP** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land being a portion of Lot 3 and a portion of Lot 4 in Block 1 of the West Manor Addition to the town of Montevallo Map Book 3, Page 60 as recorded in the Office of the Probate Judge of Shelby County, Alabama. Situated in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4, Section 4, Township 24 North, Range 12 East, said parcel being more particularly described as follows: Beginning at a point 50.05 feet SW of the East most corner of said Lot 3, said point also being on the West right of way of Alabama State Highway 25. From said point of beginning, continue in a Southwesterly direction along said West right of way for a distance of 135.15 feet; thence deflection angle right 92 degrees 39 minutes 32 seconds for a distance of 387.69 feet; thence deflection angle right 122 degrees 11 minutes 30 seconds for a distance of 159.52 feet; thence deflection angle right 57 degrees 48 minutes 30 seconds for a distance of 296.44 feet to the point of beginning.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

TO HAVE AND TO HOLD unto the Grantee, its executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, its executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Yancey & Sons, LLC, an Alabama Limited Liability Company by William R. Yancey, its Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28th day of January, 2009.

Yancey & Sons, LLC, an Alabama
Limited Liability Company

By: William R. Yancey
William R. Yancey
Its Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

20090305000080110 2/2 \$264.00
Shelby Cnty Judge of Probate, AL
03/05/2009 01:08:10PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Yancey, whose name as Manager of Yancey & Sons, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member 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 28th day of January 2009.



Mary Pamela Short

Notary Public
Print Name:
Commission Expires: