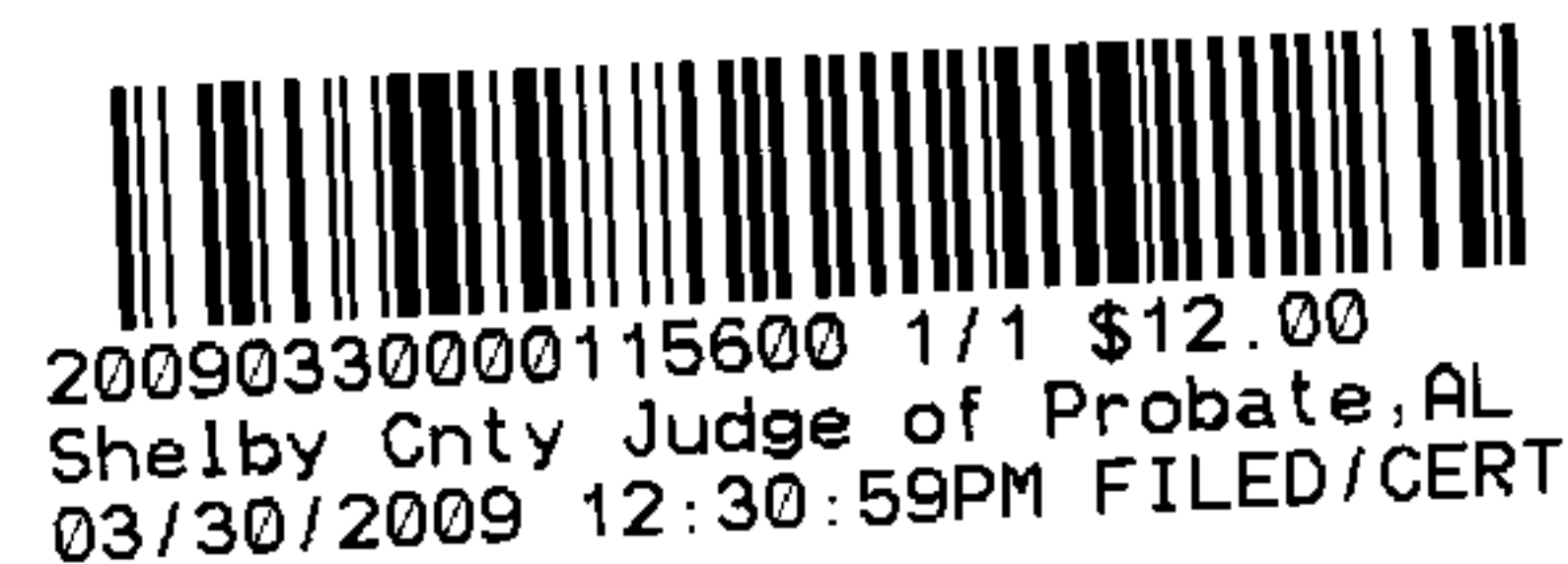


Prepared By:
D. Barron Lakeman & Associates, LLC
PO BOX 360187
Birmingham, AL 35236-0187

Grantees Address:
Kevin H. Wagoner
143 Moores Spring Road
Montevallo, Alabama 35115

STATE OF ALABAMA

COUNTY OF Shelby



Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of One Hundred Forty-Nine Thousand and 00/100 (\$149,000.00) Dollars to the undersigned Grantor, **BPM Capital, LLC, a limited liability company** in hand paid by Kevin H. Wagoner, a single man the receipt whereof is acknowledged, the said BPM Capital, LLC, a limited liability company does grant, bargain, sell and convey unto the said **Kevin H. Wagoner**, a single man the following described real estate, to-wit:

Lot 10A, according to the Amended Map of Ammersee Lakes Second Sector, as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$152,040.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

To have and to hold the said above described property unto the said grantee together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its Administrative Manager, Kyle Hudlow who is authorized to execute this conveyance, hereto set signature and seal this the 27th day of March, 2009.

BPM Capital, LLC


By: Kyle Hudlow, Administrative Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kyle Hudlow, whose name as Administrative Manager of BPM Capital, LLC, a limited liability company, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of March, 2009.


NOTARY PUBLIC
My Commission Expires: 2-5-11

PEGGY I. MANN
COMMISSION EXPIRES FEB 5, 2011

