

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
McAleers 280, LLC

5357 Highway 280
Birmingham, AL

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



20100630000207310 1/2 \$1115.50
Shelby Cnty Judge of Probate, AL
06/30/2010 10:33:19 AM FILED/CERT

That in consideration of One Million One Hundred One Thousand Eight and 00/100 (\$1,101,008.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **NFPS, Inc.**, a Delaware corporation, does hereby grant, bargain, sell and convey unto **McAleers 280, LLC**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Aultman's Addition to 280, as recorded in Map Book 29, Page 1, in the Probate Office of Shelby County, Alabama.

Together with rights obtained under that certain Declaration of Easement for Ingress and Egress between Bazaar 280, LLC and T. Owen Vickers, that constitute an interest in real estate as recorded in Instrument #2001-52498.

SUBJECT TO: (1) Current taxes; (2) Declaration of Easement for storm water drainage system in Instrument #2001-52499; (3) Access and Maintenance Agreement in Instrument #2002-8985; (4) Right of Way granted to Shelby County as recorded in Deed Book 95, Page 519; (5) Deed to the State of Alabama in Deed Book 253, Page 844; (6) Covenant and Agreement for water service in Real Volume 235, Page 574; (6) Terms, provisions, covenants, conditions, agreements, restrictions, easements, charges, assessments and liens as set out in the Covenants, Conditions and Restrictions recorded in Real Volume 314, Page 506; Instrument #1996-0531; Instrument #1996-0532; Instrument #2000-38942; Instrument #2001-35832 and Instrument #20020911000436060; (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #2001-48649; (8) Terms, provisions, covenants, conditions, restrictions and easements in the Access Easement in Instrument #2001-29083; (9) Ordinance with the City of Hoover as recorded in Instrument #1996-31888 and Instrument #1996-9814; (10) Declaration of Easement for Ingress and Egress recorded in Instrument #2001-52498.

ALSO SUBJECT TO: All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Donna K. Crompton, John D. Crompton, Charles M. Frusterio and Melanie S. Frusterio to Wachovia Bank, National Association, successor by merger to SouthTrust Bank, recorded in Instrument #20050512000229670, Amended in Instrument #20050512000229670 in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to NFPS, Inc., a Delaware corporation, recorded in Instrument #2010043000013580 and Instrument #2010043000013590 in said Probate Office.

TO HAVE AND TO HOLD unto the said grantees, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Senior Vice President, Richard Prasnicki, who is authorized to execute this conveyance, has hereto set its signature and seal this 24th day of June, 2010.

NFPS, Inc.

By:


Richard Prasnicki
Senior Vice President

Shelby County, AL 06/30/2010

State of Alabama

Deed Tax : \$1101.50

STATE OF North Carolina

COUNTY OF Cabarrus

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Prasnicki**, whose name as Senior Vice President of NFPS, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of June, 2010.

My Commission Expires: July 30, 2011

Terrie G. Brown
Notary Public

