

BE# 144304 (Chelsea Crossing)
Highway 280
Chelsea, Alabama

This instrument was prepared by:
W. Benjamin Johnson
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Send tax notice to:
Pate Montgomery, LLC
2201 Jack Warner Parkway
Suite 3
Tuscaloosa, Alabama 35401

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three Hundred Fifteen Thousand Eight Hundred Eighty-six and 24/100 Dollars (\$315,886.24) and other good and valuable consideration to the undersigned grantor, **Wells Fargo Bank, National Association**, a national banking association ("Grantor"), in hand paid by **Pate Montgomery, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject, however, to the encumbrances specified on Exhibit B attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

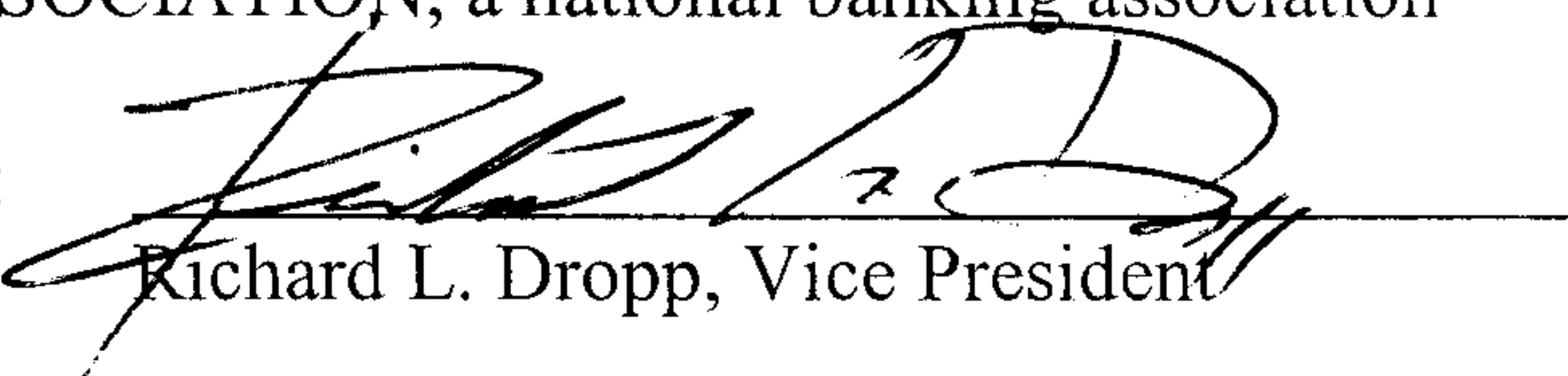
AND, except for the matters set forth on Exhibit B hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances made by Grantor, and except for the matters set forth on Exhibit B hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.


IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer on this 30th day of December, 2010.

GRANTOR:

WELLS FARGO BANK, NATIONAL
ASSOCIATION, a national banking association

By:


Richard L. Dropp, Vice President


20110105000001620 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/05/2011 08:12:28 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Judy D. Baker, a Notary Public in and for said County in said State, hereby certify that Richard L. Dropp, whose name as Vice President of Wells Fargo Bank, National Association, a national banking association, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association as of the day the same bears date.

Given under my hand this 30th day of December, 2010.

Judy D. Baker
Notary Public
My Commission Expires: 4/6/2012



20110105000001620 2/4 \$22.00
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EXHIBIT A

Legal Description of Real Estate

PARCEL I:

Lot 2, Chelsea Crossings Subdivision, as recorded in Map Book 37, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

Rights obtained that constitute an interest in real estate under that certain Access Easement Agreement dated June 7, 2007 by and between Wachovia Bank, National Association & MJM Chelsea, LLC, as recorded in Instrument # 20070608000270400.



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EXHIBIT B

Encumbrances

1. The lien of taxes and assessments for the 2011 tax year and subsequent years, not yet due and payable.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All rights of redemption, covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable.
4. Mining and mineral rights to the extent not owned by the Grantor.

