

Prepared by:  
Duell Hunt, LLC  
2803 Greystone Commercial Blvd.  
Birmingham, Al. 35242

Send tax notice to JWS Holdings, LLC  
254 Inverness Center Dr. Ste. 100  
Birmingham, Al. 35242

LIMITED LIABILITY CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seven hundred eighty-one thousand six hundred seventy-five and 09/100 (\$781,675.09)** Dollars to the undersigned Grantor **Beaumont Village, LLC**, an Alabama Limited Liability Corporation (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

**JWS HOLDINGS, LLC**

(herein referred to as Grantee whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

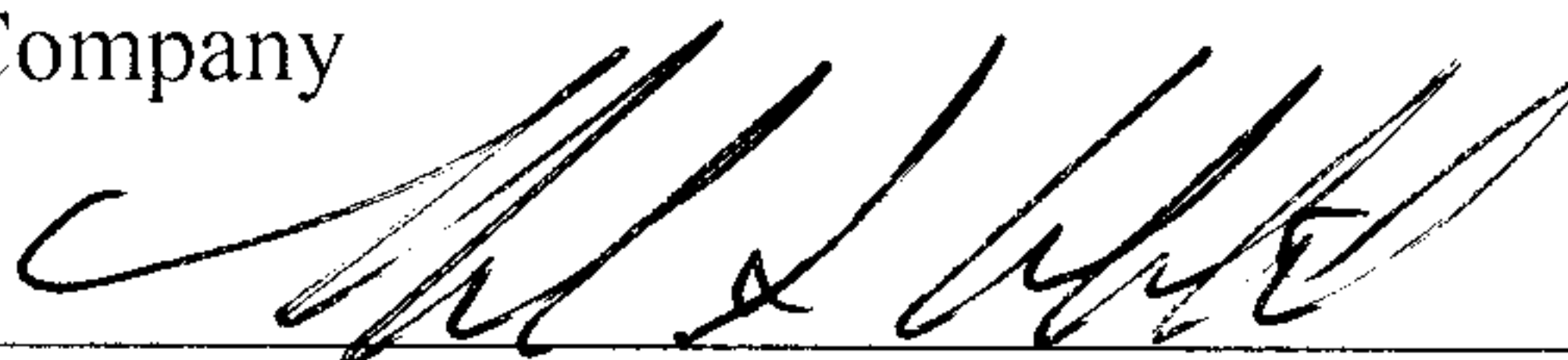
\$721,000.00 of the above mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor by Mike S. Whitcomb, it Managing Partner who is authorized to execute this conveyance, has hereto set its signature and seal this the **27** day of May, 2011.

BEAUMONT VILLAGE, LLC, an Alabama Limited Liability  
Company



BY: MIKE S. WHITCOMB  
MANAGING PARTNER

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Mike S. Whitcomb, whose name as Managing Partner of Beaumont Village, An Alabama Limited Liability 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 Managing Partner and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **27** day of May, 2011

  
NOTARY PUBLIC

My commission expires: **5/13/13**

20110901000259290 2/2 \$76.00  
Shelby Cnty Judge of Probate, AL  
09/01/2011 03:03:29 PM FILED/CERT

## EXHIBIT "A" - LEGAL DESCRIPTION

Unit 254A, in Beaumont Village Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20080328000126220, First Amendment to Declaration as recorded in Instrument 20090612000225320, and Second Amendment to Declaration as recorded in Instrument 20100910000295330, Third Amendment to Declaration as recorded in Instrument 20110527000157160, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in The Condominium Plat of Beaumont Village Condominium, in Map Book 39, page 129, and First Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 41, Page 31, Second Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 42, page 6, Third Amended Condominium Plat of Beaumont Village Condominium as recorded in Map Book 42, page 75, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Beaumont Village Association Inc., are attached as Exhibit "C" thereto, and the Articles of Incorporation of Beaumont Village Association Inc. as recorded in Instrument 20080328000126230, together with an undivided interest in the Common Elements assigned to said Unit, by said Third Amendment to Declaration of Condominium set out in Exhibit "E"