

Send Tax Notice To:

MKL, L.L.C.

4518 Valleydale Road Suite 202
Birmingham, AL 35242

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered by JON C. MOORE, a married man, B. FRANKLIN KIMBELL, JR., a married man, and WILLIAM B. LOONEY, a married man (hereinafter referred to each singularly as the "Grantor" and collectively as "Grantors"), to MKL, L.L.C., an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Eighty Thousand Seven Hundred Seventy and No/100 Dollars (\$180,770.00) and other good and valuable consideration in hand paid by Grantee to Grantors, the receipt and sufficiency of which is acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in **Exhibit "A"** attached hereto and situated in Shelby County, Alabama;

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

Grantors hereby warrant that the subject property does not constitute the homestead of any Grantor or any Grantor's spouse.

This conveyance is subject to the exceptions set forth on **Exhibit "A."**

NOTE: THE ENTIRE AMOUNT OF THE ABOVE CONSIDERATION REPRESENTS THE PROCEEDS OF A LOAN SECURED BY A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

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

And the Grantors do for themselves, their respective heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and their respective heirs, executors and administrators shall, warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 22nd day of January, 2003.

GRANTOR:

Jon C. Moore (SEAL)
Jon C. Moore

B. Franklin Kimbell, Jr. (SEAL)
B. Franklin Kimbell, Jr.

William B. Looney (SEAL)
William B. Looney

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jon C. Moore, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of January, 2003.

[Signature]
Notary Public
My Commission Expires: 2/13/03

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that B. Franklin Kimbell, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 22nd day of January, 2003.

[Signature]
Notary Public
My Commission Expires: 2/7/04

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William B. Looney, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of January, 2003.


Notary Public
My Commission Expires: 2/7/04

THIS INSTRUMENT PREPARED BY:

Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
(205) 930-5132

EXHIBIT "A"

PROPERTY DESCRIPTION AND TITLE EXCEPTIONS

Lot 1, according to the Survey of MeadowBrook Professional and Medical Centre, 1st Sector, as recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2003 and subsequent years which are not yet due and payable.
2. Restrictions or Covenants recorded in Instrument 1999-32727 and Instrument 2002-280900, in the Probate Office of Shelby County, Alabama.
3. 10 foot easement on northeast, northwest, and southwest, as shown by recorded map.
4. 25 foot building line on northwest and southwest, as shown by recorded map.
5. Restrictions or Covenants recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama.
6. Note: Map Book 17, Page 21 shows the following reservation:
Sink Hole Prone Areas - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."
7. Easement for Alabama Power Company recorded in Real 333, Page 177, and Instrument 1993-15089, in the Probate Office of Shelby County, Alabama.
8. Easement recorded in Instrument 1993-41701, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto recorded in Volume 65, Page 96, in the Probate Office of Shelby County, Alabama.
10. Rights of others granted in that certain Easement Agreement recorded in Instrument 2000-14802, in the Probate Office of Shelby County, Alabama.