

SEND TAX NOTICE TO:

Name: Turner Holding Company, L.L.C.

Address: 400 Hidden Woods Lane

Hendersonville, NC 28791

THIS INSTRUMENT WAS PREPARED BY WALLACE, ELLIS, FOWLER & HEAD P.O. Box 587 Columbiana, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THOUSAND FOUR HUNDRED DOLLARS (\$180,400.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, James A. Brown, a single man, Robert W. Brown, a married man, Donald Forrest Brown, a married man, by his Attorney-in-Fact, Elizabeth N. Brown, under Limited Durable Power of Attorney dated February 23, 2005 (herein referred to as Grantors), do grant, bargain, sell and convey unto Turner Holding Company, L. L. C., an Alabama Limited Liability Company (herein referred to as Grantee), in the following described real estate situated in Shelby County, Alabama, to-wit:

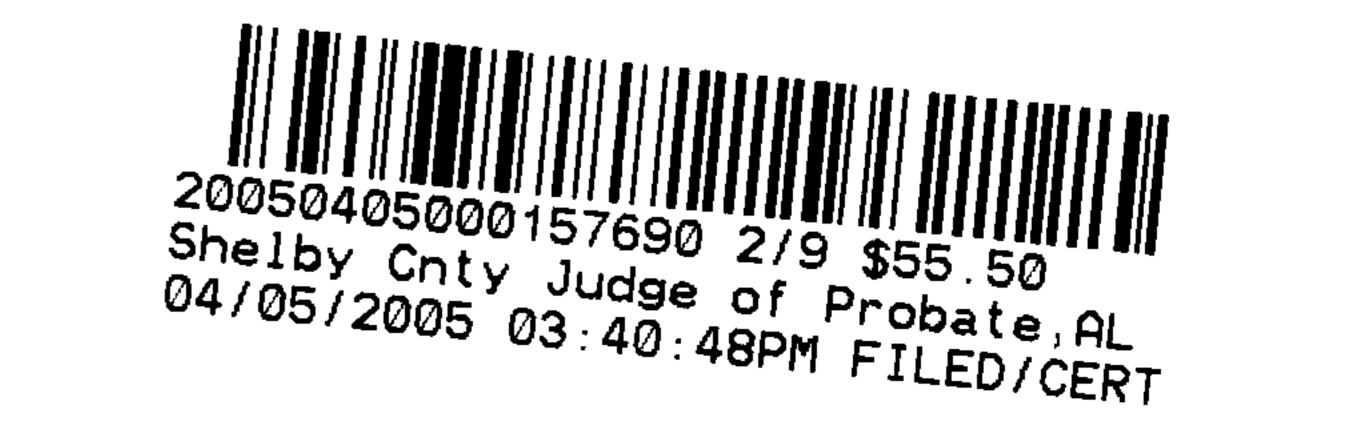
All of our right, title, and interest in and to a part of that certain lot in the Town of Montevallo sometimes called "Lot No. 55" heretofore known as and called "The Vandegrift Home Lot" and which lies opposite and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the Office of the Probate Judge of said Shelby County, and which part of said lot hereby conveyed is more particularly described as follows, to-wit: beginning at the Easternmost intersection of North Boundary Street (sometimes called "Walnut Street") with Valley Street according to said "Original Plat or Plan"; thence run Southeast along North Boundary Street 125 feet, which is the starting point of the lot herein conveyed; thence continue Southeast along North Boundary Street 25 feet; thence Northeast 75 feet, to the line of what has heretofore been known as and called "The E. G. Walker Lot"; thence Northwest along said Walker lot 25 feet; thence Southwest 75 feet to starting point.

Also, all of our right, title, and interest in and to a part of Lot 55, otherwise known as Lot I, according to the map of the Town of Montevallo, in Shelby County, Alabama. Said lot herein conveyed fronts 75 feet on Main Street and 150 feet on North Boundary Street, and still more particularly described as follows: said lot lies between Main Street and Valley Street, and is bounded on one side by North Boundary Street, and is still more particularly described as follows: commence at the intersection of the Northeast line or margin of North Boundary Street with the Northwest line or margin of Main Street, and run thence in a Northeasterly direction along the Northwest margin of Main Street 75 feet; thence in a Northwesterly direction perpendicular to Main Street 150 feet; thence in a Southwesterly direction parallel with Main Street 75 feet to the Northeast line or margin of North Boundary Street; thence in a Southeasterly direction along the Northeast margin of North Boundary Street 150 feet to the point of beginning.

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

The above property constitutes no part of the homestead of the Grantors herein or their respective spouses.

\$\frac{164,000.00}{\text{on of the above consideration was paid by way of a purchase money mortgage} executed simultaneously herewith.



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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this <u>30¹</u> day of March, 2005.

James A. Brown

Folcultus (SEAL)

Robert W. Brown

Direct discrete Brown as

Elizabet H. Brown as

(SEAL)

Donald Forrest Brown, by his Attorney-in-Fact, Elizabeth N. Brown, under Limited Durable Power of Attorney dated February 23, 2005, a copy of which is attached hereto as Exhibit "A"

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James A. Brown, a single man, 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 contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of March, 2005.

Convail the Jonder J.

Notary Public

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Robert W. Brown, a married man, 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 contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of March, 2005.

Coward Towler &.

Notary Public

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STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Elizabeth N. Brown, whose name as Attorney-in-Fact for Donald Forrest Brown, a married man, 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, she as such Attorney-in-Fact, and with full authority pursuant to the Limited Durable Power of Attorney attached hereto as Exhibit "A", executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this __30 day of March, 2005.

Convad L Jowle & Notary Public

EXHIBIT "A"

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STATE OF ALABAMA)
COUNTY OF MADISON)

LIMITED DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **Donald Forrest Brown**, presently of sound mind and not being under any mental disability, incompetency or incapacity, do hereby nominate, constitute and appoint **Elizabeth N. Brown**, as my true and lawful attorney-infact under the provisions of and in accordance with Section 26-1-2, 1974 <u>Code of Alabama</u>, so that this power of attorney shall not be affected by my subsequent disability, incompetency or incapacity. I hereby bestow and vest my said attorney-in-fact with the following powers for me and in my name and on my behalf:

To purchase, sell, transfer, exchange, or otherwise dispose or acquire of any of the following described properties, real, personal, or mixed, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, and to execute any other conveyances, deeds, closing documents, and other documents deemed necessary and/or advisable by my said attorney-in-fact in connection therewith, said properties are described on Exhibit "A" attached hereto and made part and parcel hereof as fully set out herein, which said Exhibit "A" is signed by me for identification.

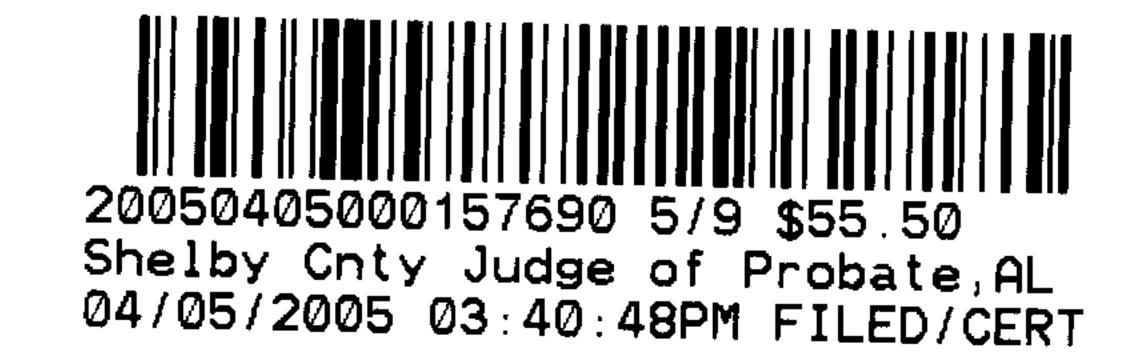
To deposit in my name and for my account with any bank, trust company, or other financial institution, all monies payable or belonging to me or that may come into possession of my said attorney-in-fact in connection with the aforesaid properties or the sale thereof, and all bills of exchange, drafts, checks, promissory notes and other instruments for money payable or belonging to me in connection with the properties described on Exhibit "A" attached hereto, and that purpose to sign my name and endorse same for deposit or collection.

To do, generally, any or all acts on my behalf on matters or things pertaining to said properties described in Exhibit "A" attached hereto with the same validity as I might act or could do if personally present and not under any disability, incompetency or incapacity.

To exercise all powers and do all acts on my behalf deemed by my said attorney-in-fact to be incidental to, or necessary or proper to carry into full effect, the foregoing powers hereby ratifying and confirming all that my said attorney-in-fact can lawfully do or cause to be done by virtue hereof.

It is my intention that notwithstanding my subsequent disability, incompetency or incapacity, this power of attorney shall remain in full force and effect until expressly revoked or amended as provided by law, provided that such revocation or amendment shall be of no effect with respect to parties acting or things done in reliance upon this durable power of attorney prior to the actual receipt by them of written notice of such revocation or amendment.

This Power of Attorney shall expire at midnight on June 1, 2005.



IN WITNESS WHEREOF, I set my hand and seal this 23 day of 1 chrum, 2005.
WITNESSES: Derbert & Kempfr Mollows (SEAL) Donald Forrest Brown
STATE OF ALABAMA) COUNTY OF MADISON)
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Forrest Brown , whose name was signed to the foregoing instrument in my presence, and who is known to me, acknowledged before me on this day, that, being informed of contents of the foregoing Durable Power of Attorney, he executed the same voluntarily on the day the same bear date.
Given under my hand and official seal this $\frac{23}{\text{day of }}$ day of $\frac{\text{February}}{\text{possible}}$, 2005.
Notary Public

My Commission Expires 03-21-2006



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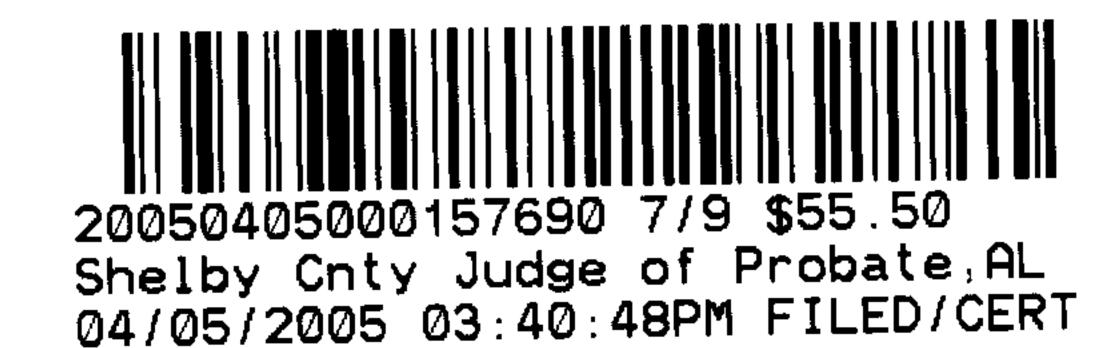
COMMENT 1 COMMENT 2 F.

SIGNED FOR IDENTIFICATION:

Donald Forrest Brown

EXHIBIT "A"

SCHEDULE A, CONTINUED LEGAL DESCRIPTION



A part of that certain lot in the town of Montevallo sometimes called "Lot No. 55" heretofcre known as and called "The Vandegrift Home Lot" and which lies opposite and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the office of the Probate Judge of said Shelby County, and which part of said lot hereby conveyed is more particularly described as follows, to-wit:

Beginning at the Basternmost intersection of North Boundary Sreet (sometimes called "Walnut Street) with Valley Street, according to said "Criginal Plat or Plan"; thence run herein conveyed; thence continue Southeast along North Boundary Street 25 feet; thence Northeast 75 feet, to the line of what has heretofore been known as and called "The R.G. Walker Lot:; thence Northwest along said Walker lot 25 feet; thence Southwest 75 feet to

Also, a part of Lot 55, otherwise known as Lot I, according to the map of the Town of Monterallo, in Shelby County, Aalbama. Said lot herein conveyed froms 75 feet on Main Street and 150 feet on North Boundary Street, and still more particularly described as follows:

Said lot lies between Main Street and Valley Street, and is bounded on one side by North Boundary Street, and is still more particularly described as follows:

Commance at the intersection of the Northeast line or margin of North Boundary Street with along the Northwest line or margin of Main Street, and run thence in a Northeasterly direction perpendicular to Main Street 150 feet; thence in a Northwesterly direction Main Street 75 feet to the Northeast line or margin of North Boundary Street; thence in a Southwesterly direction parallel with Southeasterly direction along the Northeast margin of North Boundary Street; thence in a the point of beginning. **

SCHEDULE A, PAGE 2, COMMITMENT NO. 55-00-8144-A

* Garage Property - Address: 710 North Boundary Street, Montevallo, Alabama 35115

** Bus Station Property - Address: 905 and 907 Main Street, Montevallo, Alabama 35115

STEWART TITLE®

GUARANTY COMPANY

SIGNED FOR IDENTAFICATION:

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BRHIBIT "A"

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SIGNED FOR IDENTIFICATION:

Donald Forrest/Brown

EXHIBIT "A"

SCHEDULE A, CONTINUED ... LEGAL DESCRIPTION

A part of that certain lot in the town of Montevallo sometimes called "Lot No. 55" heretofore known as and called "The Vandegrift Home Lot" and which lies opposite to and across North Boundary Street from Lot No. 29, according to the "Original Plan" of said town, as recorded in the Office of the Probate Judge of said Shelby County, and which part at the Easternmost intersection of North Boundary Street (sometimes called "Walnut Street") with Valley Street according to said "Original Plat or Plan"; running thence been known as and called "The E.G. Walker Lot"; thence Southeasterly along the line of thence Southwest parallel with said North Boundary Street a distance of 150 feet;

Northeast line of said North Boundary Street a distance of 75 feet, more or less, to the mentioned line 150 feet, to said point of beginning.

Deed Book 120, Page 538, in Probate Office, *

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SCHEDULE A, PAGE 2, COMMITMENT NO. SE-00-8145-A

* Vacant Lot - Address: 930 Valley Street, Montevallo, Alabama 35115

SIGNED FOR IDENTIFICATION:

DONALD FORREST BROWN

STEWART TITLE

Shelby County, AL 04/05/2005 State of Alabama

Deed Tax:\$16.50

3/3/3/