

STATE OF ALABAMA)
)
SHELBY COUNTY)

Parcel ID No. 03-7-26-0-000-015


20050506000218470 1/2 \$314.00
Shelby Cnty Judge of Probate, AL
05/06/2005 01:03:38PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Three Hundred Thousand and No/100 Dollars (\$300,000.00)** to the undersigned Grantor, in hand paid by Land Title Company of Alabama, acting as Qualified Intermediary, the receipt whereof is acknowledged, **JERRY KIMBROUGH AND WIFE, PAM KIMBROUGH** (hereinafter collectively referred to as "Grantor"), grant, bargain, sell and convey unto **ACTON REALTY ALABAMA, LLC** (herein referred to as "Grantee"), the following described real estate, situated in Jefferson County, Alabama to wit:

Lot #154 according to the map of Shoal Creek Subdivision as Recorded in Map Book 6, Page 150, in the Office of Judge of Probate, Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations asset out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Thompson Realty Company, Inc. and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights not owned by Grantor; (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove;

This deed is hereby made expressly subject to the Real Estate Mortgage and Security Agreement secured by the property herein described by Jerry Kimbrough and Pam Kimbrough to First Commercial Bank in the amount of \$250,000.00, dated February 7, 2002, filed for record in Instrument No. 2002-10277 in the Office of the Judge of Probate of Shelby County.

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

And **GRANTOR** does for themselves and their heirs and assigns covenant with the 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, unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same unto the said **GRANTEE**, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 6 day of May, 2005.

"GRANTOR"

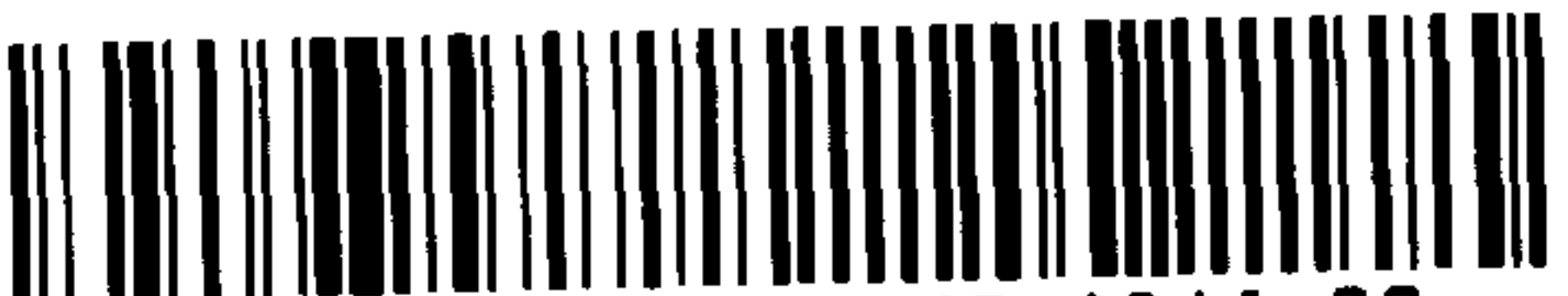
JERRY KIMBROUGH

PAM KIMBROUGH

ACKNOWLEDGMENT

Shelby County, AL 05/06/2005
State of Alabama
Deed Tax: \$300.00

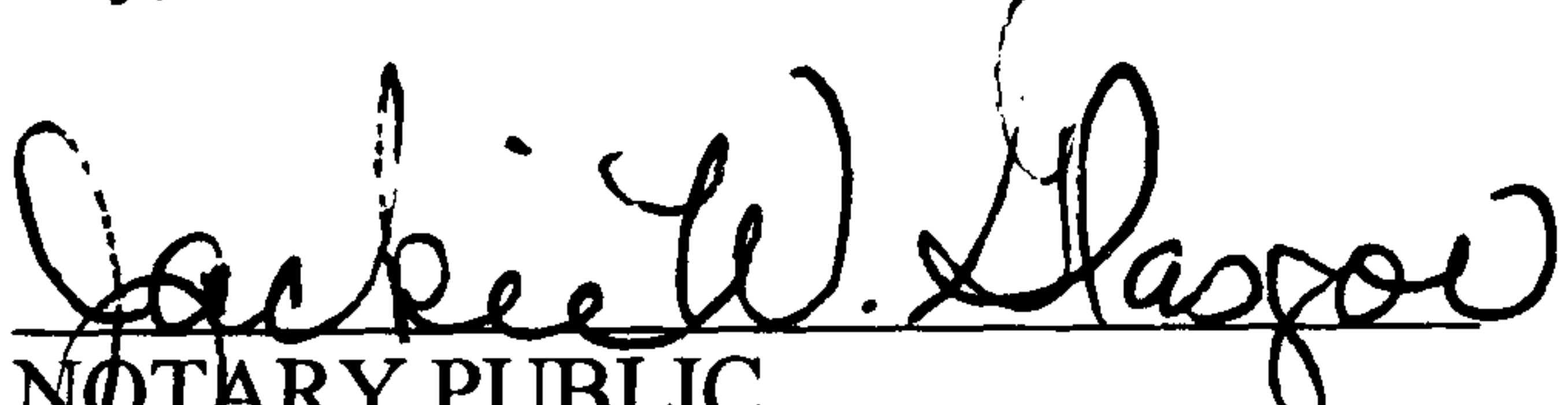
STATE OF ALABAMA)
JEFFERSON COUNTY)


20050506000218470 2/2 \$314.00
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JERRY KIMBROUGH**, whose name is signed to the above instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily for and as the act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal this 6 day of May, 2005.

[SEAL]

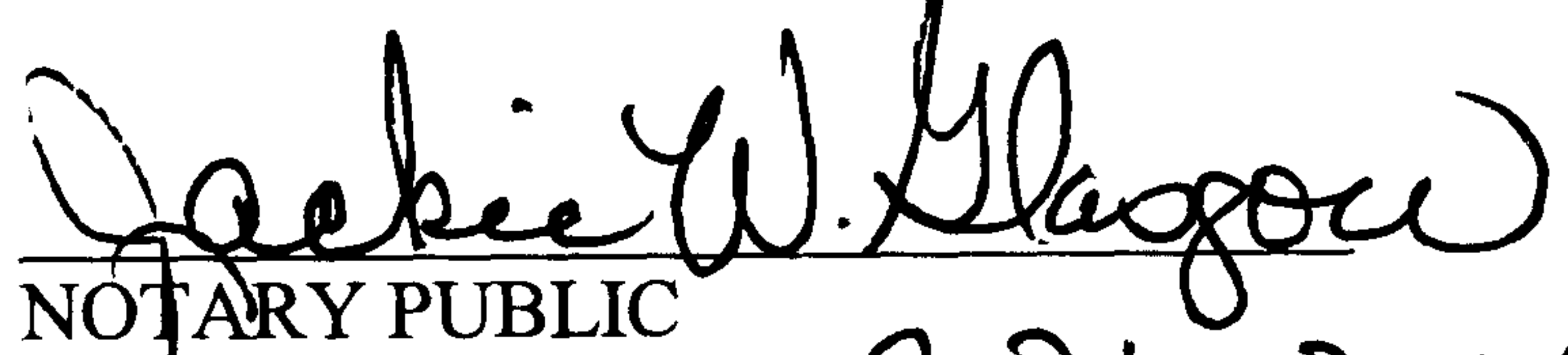

NOTARY PUBLIC
My Commission Expires 2-26-2006

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **PAM KIMBROUGH**, whose name is signed to the above instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily for and as the act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal this 6 day of May, 2005.

[SEAL]


NOTARY PUBLIC
My Commission Expires 2-26-2006

THIS INSTRUMENT PREPARED BY:

W. Howard Donovan, III, Esq.
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Birmingham, Alabama 35209
(205) 414-1224

SEND TAX NOTICE TO:

Jerry & Pam Kimbrough
4971 Cold Harbor Drive
Birmingham, AL 35223