THIS INSTRUMENT PREPARED BY: BOARDMAN, CARR, WEED & HUTCHESON, P.C. 4Ø0 BOARDMAN DRIVE CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS: Honea Properties, LLC 4818 Caldwell Mill Lane Birmingham, Alabama 35242

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Fifty Thousand and 00/100 (\$450,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, F. P. Chesser, Jr. and Ester Lee Chesser, husband and wife, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Honea Properties, LLC, a limited liability company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of June, 2005.

F. P. Chesser, Jr.

Ester Lee Chesser

STATE OF ALABAMA COUNTY OF SHELBY

20050613000288140 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 06/13/2005 08:59:08AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that F. P. Chesser, Jr. and Ester Lee Chesser, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of June, 2005.

NOTARY PUBLIC
My Commission Expires: 8/16/05

Exhibit A Legal Description

Commencing at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama, for the POINT OF BEGINNING of the property herein described; thence North 87°50'12" East, along the South boundary line of said quarter-quarter section line for a distance of 363.01 feet; thence North 3°34'24" West, a distance of 477.97 feet; thence North 61°09'32" West, a distance of 880.00 feet; thence South 8°37'68" East, a distance of 1042.46 feet to the South boundary line of the Southeast Quarter of the Northwest Quarter; thence North 87°50'12" East along the South boundary line for a distance of 325.60 feet to the POINT OF BEGINNING.

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