20050705000334450 1/1 $608.50
Shelby Cnty Judge of Probate,AL
07/05/2005 01:54:10PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 430224
Birmingham, Alabama 35243

Send Tax Notice

Sun Coast Properties of Jacksonville, Inc.
8003 James Island Trail
Jacksonville, FL 32256

WARRANTY DEED (Without Survivorship)

Shelby County, AL 07/05/2005
State of Alabama

Deed Tax:$597.50

STATE OF ALABAMA)
SHELBY COUNTY) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Five Hundred Ninety-seven Thousand Five Hundred Thirty-two and 89/100 Dollars ($597,532.89), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

I-65 Investment Properties, an Alabama general partnership,

(herein referred to as Grantor), grant, bargain, sell and convey unto,

Sun Coast Properties of Jacksonville, Inc., d/b/a SPOJ, Inc., a Florida corporation,

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

Lots 11, 14, and 15, according to the Survey of Millennium Park, as recorded in Map Book 27, Page 125 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Easements; building lines, and restrictions of record.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 352, Page 805.
3. Right-of-way granted to Shelby County recorded in Volume 244, Page 129 and Volume 239, Page 237.
4. This conveyance is subject to the restrictions contained in the deed Grantors received from Mead Land Services, Inc., the 18th day of January, 1984, which is recorded in the Shelby County Probate Book 352, Page 818 through Page 826. Grantees acknowledge and agree to be bound by same.
5. Those certain restrictive covenants attached hereto as Exhibit A.

The subject property is not the homestead of the Grantor or his spouse.

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

And Grantor does for itself and for its heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its 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, I have hereunto set my hand and seal this the 29th day of June, 2005.

I-65 Investment Properties, an
Alabama general partnership, by its
managing partner, James E. Roberts

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that I-65 Investment Properties, an Alabama general partnership, by its managing partner, James E. Roberts, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily and with such authority on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2005.

Mary Christina Evans
Notary Public [SEAL]

My commission expires: