20051101000567570 1/2 \$2416.00 Shelby Cnty Judge of Probate, AL 11/01/2005 01:45:28PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

This is a STATUTORY WARRANTY DEED executed and delivered by PELHAM Q, LLC, an Alabama Limited Liability Company (hereinafter referred to as the "Grantor"), to MICHAEL MANTELLI, SUCCESSOR TRUSTEE AND SHIRLEY MANTELLI LADD, TRUSTEE OF THE MANTELLI FAMILY TRUST UDT DATED OCTOBER 8, 1976, AS AMENDED, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee to Grantor, the Grantor does by these presents grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel One

Lot 1-A of Pelham Q Subdivision, a Resubdivision of Lots 1 and 2 of the Survey of Sonny's Bar B-Q recorded in Map Book 35, Page 109 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH a Parking Easement, and a Drainage and Use Easement as granted and described in a Reciprocal Easement Agreement recorded in Instrument No. 20050915000481080, and First Amendment to Reciprocal Easement Agreement recorded in Instrument No. 2005 1101000667560 subject to the easement term stated in said First Amendment to Reciprocal Easement Agreement, said Agreements being recorded in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way of record and ad valorem taxes.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming, by, through, or under the Grantor, but not further or otherwise.

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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this the 26th day of October, 2005, for and as the duly authorized act of said company.

Shelby County, AL 11/01/2005 State of Alabama

Deed Tax:\$2400.00

PELHAM Q, LLC

By: Sole Member

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said county and state, hereby certify that Luther S. Pate, IV, whose name as Manager/Sole Member of Pelham Q, LLC, an Alabama limited liability company, has signed the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily, and as an act of said limited liability company.

Given under my hand and official seal, this the 26

day of October, 2005.

Notary Public

My Commission Expires:

This instrument was prepared by:

W. Cameron Parsons
WIGGINS, JONES, PARSONS & FISHER, P.C.
2625 Eighth Street (35401)
Post Office Box 1939
Tuscaloosa, Alabama 35403-1939
(205) 759-5771

Sent Tax Notices to:
The Mantelli Family Trust UDT
c/o Manco Abbott, Incorporated
851 Munras Avenue
Monterey, California 93940