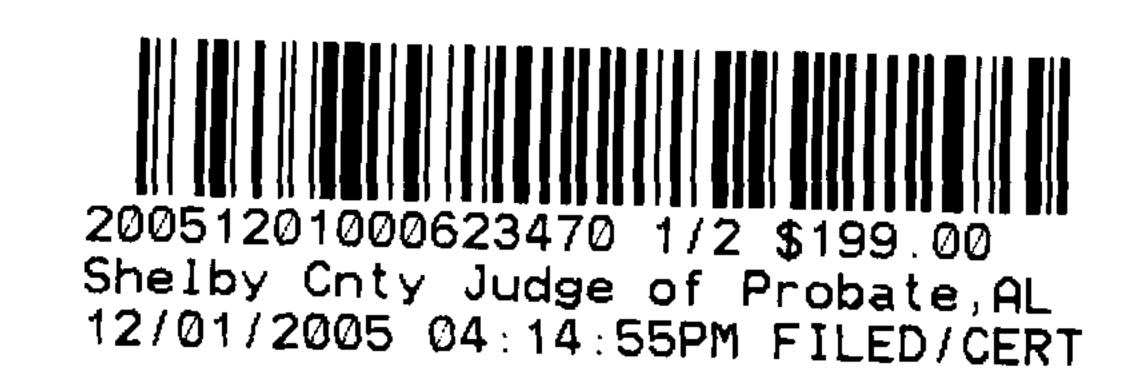
Send Tax Notice To:
MJM Chelsea, LLC
402 Office Park Dr. Suite G-115
Birmingham Alabama 35223



This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of ONE MILLION EIGHT HUNDRED FIFTY THOUSAND and NO/00 (\$1,850,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

SAMMY JOE ROBINSON AND WIFE, SANDRA ROBINSON

grant, bargain, sell and convey unto,

MJM Chelsea, LLC

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION Situated in Shelby County, Alabama.

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

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$1,665,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of November, 2005.

SAMMY IOF ROBINSON

ANDRA ROBINSON

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

SAMMY JOE ROBINSON AND SANDRA ROBINSON

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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21ST day of November 2008.

Notary Public

My Commission Expires: 10-16-08

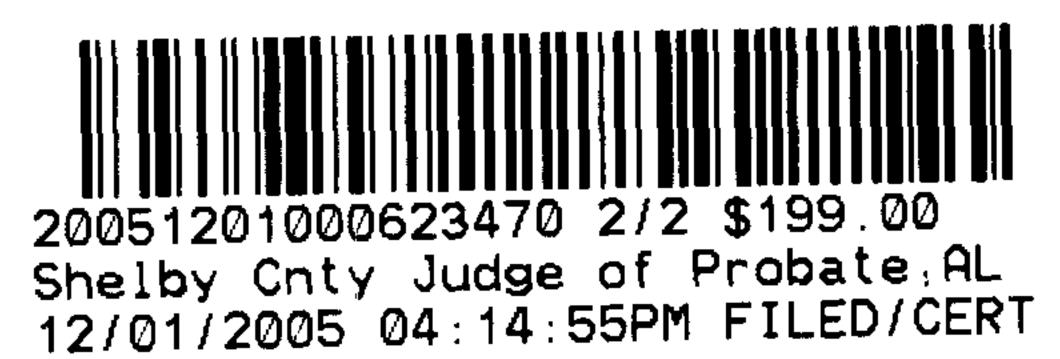


Exhibit "A" Legal Description

A part of the Southwest ¼ of the Northwest ¼ and part of the Northwest ¼ of the Southwest ¼ of Section 26, Township 19, Range 1 West, more particularly described as follows, to-wit:

Commence at a point where the East boundary line of the Southwest ¼ of the Northwest ¼ of Section 26, Township 19, Range 1 West, is intersected by the South right-of-way line of the Alabama Highway No. 91, for point of beginning; thence run Westerly along the Southern boundary of said highway right-of-way a distance of 789.28 feet to a point; thence turn to the left and run Southerly parallel with the Western boundary of said ¼ - ¼ Section, and extension of the same, a distance of 800.0 feet, more or less, to the North ROW line of the proposed four lane U. S. Highway No. 280 as presently staked; thence turn to the left and run Northeasterly along the North ROW line of said proposed four lane U. S. Highway No. 280, as the same is now staked to a point on the Eastern boundary of the Northwest ¼ of Section 26, Township 19, Range 1 West; thence turn to the left and run Northerly along the Eastern boundary of the Northwest ¼ of the Southwest ¼ and continuing Northerly along the Eastern boundary of the Northwest ¼ of Section 26, Township 19, Range 1 West, to the point of beginning; situated in Shelby County, Alabama.

LESS AND EXCEPT:

A part of the Southwest ¼ of the Northwest ¼ of Section 26, Township 19 South, Range 1 West, more particularly described as follows:

Commence at a point on the East boundary line of the Southwest ¼ of the Northwest ¼ of said Section 26 where the same is intersected by the South right-of-way line of Alabama Highway No. 91 for point of commencement; thence run Westerly along the Southern boundary of said Highway right-of-way a distance of 369.28 feet to the point of beginning of the property herein conveyed; thence continue in the same direction along a Southerly right-of-way line of Alabama Highway No. 91 a distance of 420 feet to a point; thence turn to the left and run Southerly parallel with the Western boundary of said ¼ - ¼ Section a distance of 210 feet to a point; thence turn to the left and run Easterly parallel with the Southern boundary or right-of-way line of Alabama Highway No. 91 a distance of 420 feet more or less to a point on the Westerly boundary line of that certain property conveyed to Mary Gantt Yost and Julia Gantt Konzelman by deed dated October 10, 1957, and recorded in Book 189, Page 490, in the Probate Records of Shelby County, Alabama; thence turn to the left and run Northerly or Northeasterly a distance of 210 feet, more or less, to point of beginning.

ALSO LESS AND EXCEPT:

A part of the Southwest ¼ of Northwest ¼, Section 26, Township 19 South, Range 1 West, described as follows:

Commence at the Southeast corner of the Southwest ¼ of Northwest ¼ of said Section 26 and run North along East boundary of said ¼ - ¼ Section a distance of 343.3 feet to the point of beginning; from said point of beginning continue North along the East boundary of said ¼ - ¼ Section for a distance of 363.0 feet to a point on the South right-of-way line of U. S. Highway No. 280; thence run in a Westerly direction along the South right-of-way line of said highway a distance of 240 feet; thence turn an angle of 82 degrees 25 minutes to the left and proceed South 3 degrees 03 minutes West for a distance of 224.1 feet; thence turn an angle of 15 degrees 00 minutes to the left and proceed South 11 degrees 57 minutes East for a distance of 138.9 feet; thence run North 86 degrees 04 minutes East a distance of 224.95 feet to the point of beginning, situated in Shelby County, Alabama.

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Shelby County, AL 12/01/2005 State of Alabama

Deed Tax:\$185.00