

**THIS INSTRUMENT WAS PREPARED BY:**

Thomas C. Clark, III, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

D. Bruce Irwin  
2147 Riverchase Office Road  
Hoover, AL 35244

STATE OF ALABAMA )  
SHELBY COUNTY )

*in consideration of*  
*81,350,000.00*  
*RE*

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **D. BRUCE IRWIN**, a married man (the "Grantee"), to **BALMORAL DEVELOPMENT, INC.**, an Alabama corporation, a 50% undivided interest, and to **6531 PROPERTIES, INC.**, an Alabama corporation, a 50% undivided interest, as tenants in common, and their successors and assigns (hereinafter collectively referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee all of the Grantor's interest in that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Those certain matters more particularly set forth on Exhibit B attached hereto.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

By executing this Deed, 6531 Properties, Inc. hereby acknowledges that it has approved and ratified the form of and the terms and conditions of that certain plat filed in Map Book 36, Page 48, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty  
Deed on the 10<sup>th</sup> day of February, 2006.

**BALMORAL DEVELOPMENT, INC.,**  
an Alabama corporation

By: [Signature]  
Name: James A. Jackson  
Its: President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby  
certify that James A. Jackson, whose name as President of Balmoral Development,  
Inc, an Alabama corporation, 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 said instrument,  
he/she, as such representative and with full authority, executed the same voluntarily for and as the  
act of said corporation.

Given under my hand and official seal this the 10 day of February, 2006.



[Signature]  
Notary Public

My Commission Expires: 7/9/2006

My commission expires: \_\_\_\_\_



**6531 PROPERTIES, INC.,**  
an Alabama corporation

By: Marcus B. Osborn  
Name: ~~Mr~~ (Marcus B. Osborn)  
Its: Authorized Agent

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marcus B. Osborn, whose name as Authorized Agent of 6531 Properties, Inc., an Alabama corporation, 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 10<sup>th</sup> day of February, 2006.

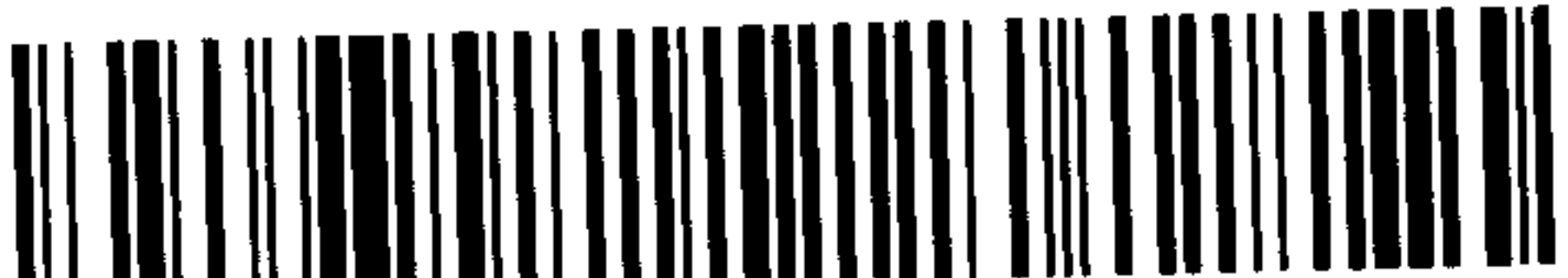
Michelle R. Rine  
Notary Public

AFFIX SEAL

My commission expires: 2/17/07

**EXHIBIT A**

(Description of Property)

  
20060214000074330 4/5 \$1373.00  
Shelby Cnty Judge of Probate, AL  
02/14/2006 03:16:21PM FILED/CERT

**Lot 1, according to the Final Plat Balmoral Phase I, as recorded in Map Book 36, Page 48, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.**

**Exhibit B**

**(Title Exceptions)**

1. Ad Valorem taxes for the current tax year, a lien not yet due and payable.
2. Declaration of Covenants and Restrictions as recoded in Instrument #20041027000594700.
3. Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument #20040521000271360.
4. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617; Deed Book 130, Page 86; Deed Book 130, Page 89; Deed Book 130, Page 94; Deed Book 138, Page 57; Deed Book 169, Page 335; Deed Book 207, Pages 669, 676 and 677; Deed Book 210, Pages 114, 119, 121, 123 and 125; Deed Book 218, Pages 651 and 656; and Deed Book 220, Page 39.
5. Right of Way to Shelby County as recorded in Deed Book 166, Page 308; Deed Book 166, Page 315; Deed Book 169, Page 335; Deed Book 274, Page 419 and Deed Book 184, Page 476.
6. Restricted to uses declared in that certain I-65, Exit 238 Redevelopment Plan adopted by The City of Alabaster as set out on deed recorded in Instrument #2004021800085170 and Instrument # 20050308000106420.
7. Easement for water line recorded in Instrument #1993-14579.
8. Building lines as shown on Map recorded in map book 36, page 48.

Shelby County, AL 02/14/2006  
State of Alabama

Deed Tax: \$1350.00