

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587
Columbiana, AL 35051

Send Tax Notice to: BFS Properties, LLC 711 Wadsworth Street Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Five Thousand and no/00 DOLLARS (\$145,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, The Aris Merijanian IrrevocableTrust, dated September 11, 2000, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, BFS Properties, LLC, a Alabama Limited Liability Company, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record

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 31 day of March 2006.

THE ARIS MERIJANIAN IRREVOCABLE TRUST

Greg V. Merijanian by John L. Merijanian,
Attorney in Fact under Power of Attorney
Recorded as Instrument # <u>a006033000151170</u>
In Probate Office of Shelby County, Alabama.

Lori M. Gearhart by Randy A. Merijanian,
Attorney in Fact under Power of Attorney
Recorded as Instrument # 2006,0331 00015/160
In Probate Office of Shelby County, Alabama.

John L. Merijanian/

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John L. Merijanian, individually and as Attorney in Fact for Grigor V. Merijanian, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date individually and in his capacity as Attorney in Fact.

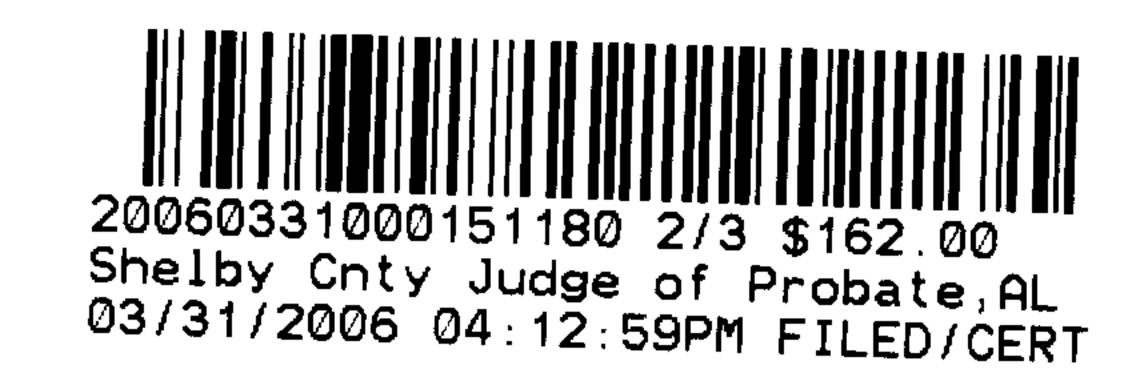
Given under my hand and official seal this 3/ day of March, 2006.

Notary Public

Randy A. Merijanian

My Commission Expires: 0\/02/07

SEE NOTARY ACKNOWLEDGMENT ATTACHED



STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy A. Merijanian, individually and as Attorney in Fact for Lori M. Gearhart, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date individually and in his capacity as Attorney in Fact.

Given under my hand and official seal this 3/day of March, 2006.

My Commission Expires: 01/02/07 Notary

20060331000151180 3/3 \$162.00 Shelby Cnty Judge of Probate, AL 03/31/2006 04:12:59PM FILED/CERT

EXHIBIT "A"

Parcel I:

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A parcel of land in the City of Montevallo, Alabama, on the West side of Bloch Street and being part of what is known as the West Bloch and described as follows: Commencing at the point of intersection of the Northwest margin of Main or Broad Street with the Southwest margin of Bloch Street and run thence in a Northwesterly direction along the Southwest margin of Bloch Street a distance of 90 feet to the point of beginning; from said point of beginning run in a Southwesterly direction and parallel with Main Street a distance of 63 feet; run thence in a Northwesterly direction and perpendicular to Main Street a distance of 13.5 feet; run thence in a Southwesterly direction and parallel with Main Street a distance of 33 feet; run thence in a Northwesterly direction and perpendicular to Main Street a distance of 46.5 feet; run thence in a Northeasterly direction and parallel with Main Street a distance of 10 feet; run thence in a Northwesterly direction and perpendicular to Main Street a distance of 125 feet to the Southeasterly margin of Valley Street; thence run in a Northeasterly direction along the Southeasterly line of Valley Street 86 feet to its intersection with the Southwesterly line of Bloch Street; thence run in a Southeasterly direction along the Southwesterly margin of Bloch Street 210 feet to the point of beginning.

> Shelby County, AL 03/31/2006 State of Alabama Deed Tax: \$145.00