

SEND TAX NOTICE TO:
224 HM Private Investor XI, LLC
c/o American Investment Exchange, LLC
2423 Highway 17 South
North Myrtle Beach, NC 29582

Record and return to:
Lance J. Wilkerson, Esq.
Johnston Barton Proctor & Powell
2900 Amsouth/Harbert Plaza
1901 6th Avenue North
Birmingham, AL 35203

\$25,000.00 property value



20060413000173790 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
04/13/2006 04:14:07PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is executed and delivered this 11th day of April, 2006, by **224 HM GROUP I, LLC.**, an Alabama limited liability company (hereinafter referred to as "**Grantor**"), to **224 HM PRIVATE INVESTOR XI, LLC**, an Alabama limited liability company (hereinafter referred to as "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, an undivided 1.684% interest as tenant-in-common to that certain real estate situated in Shelby County, Alabama and more particularly described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof ("Permitted Exceptions").

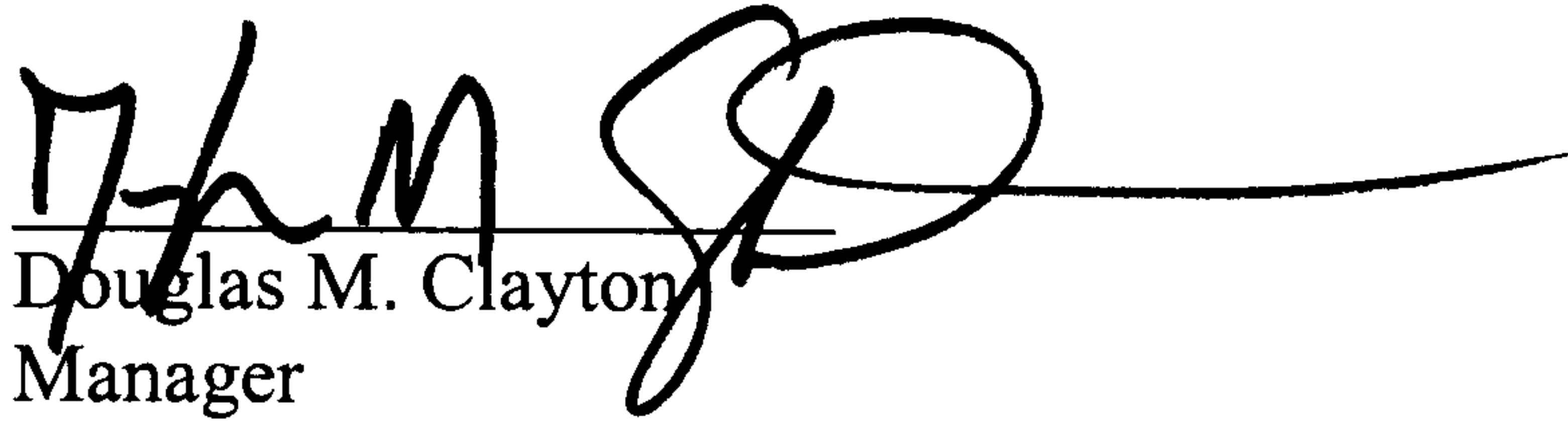
TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

And, Grantor does for itself, and its, successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

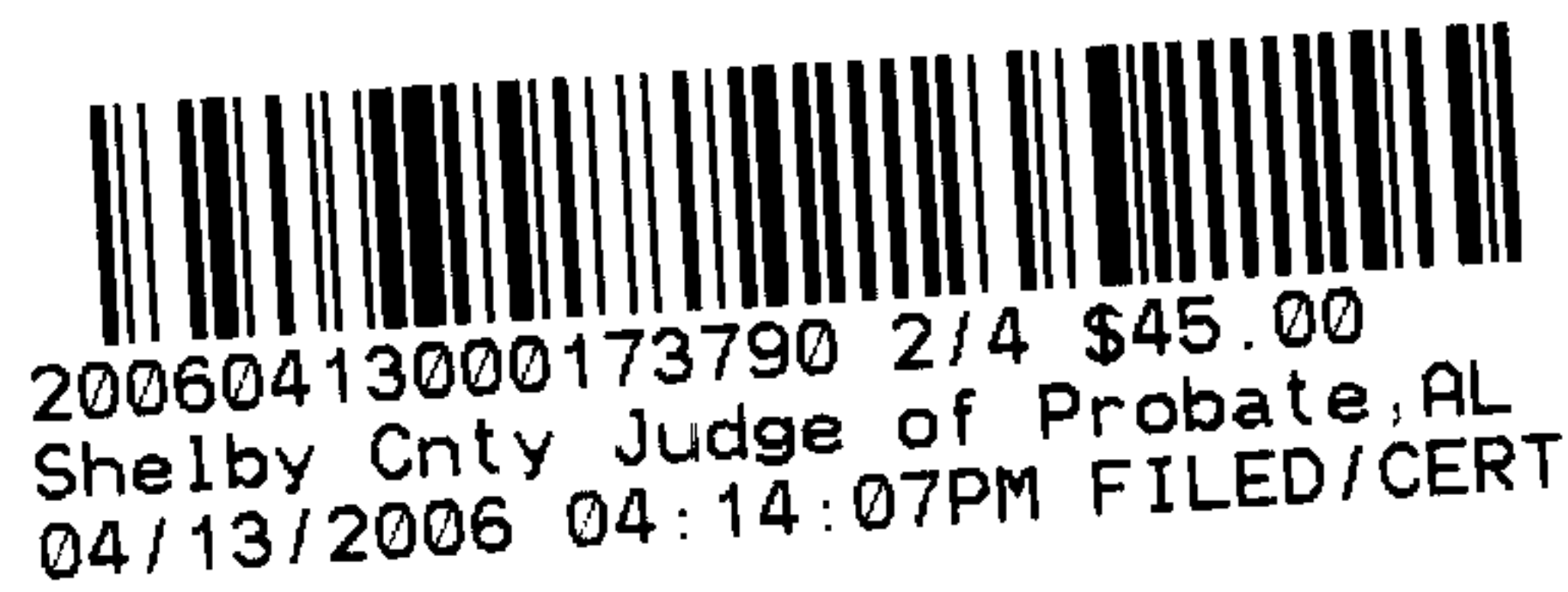
IN WITNESS WHEREOF, the undersigned has caused this Limited Warranty Deed to be executed on the date first above written having taken all necessary limited liability company action to authorize this conveyance.

GRANTOR:

224 HM GROUP I, LLC

By: 
Name: Douglas M. Clayton
Its: Manager

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas M. Clayton, whose name as Manager of **224 HM GROUP I, LLC**, an Alabama limited liability company, is signed to the foregoing Limited Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Limited Warranty Deed, he/she, in his/her capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 11th day of April, 2006.

Notary Public
North Carolina
COUNTY OF FORSYTH
JOANNE RAGAN

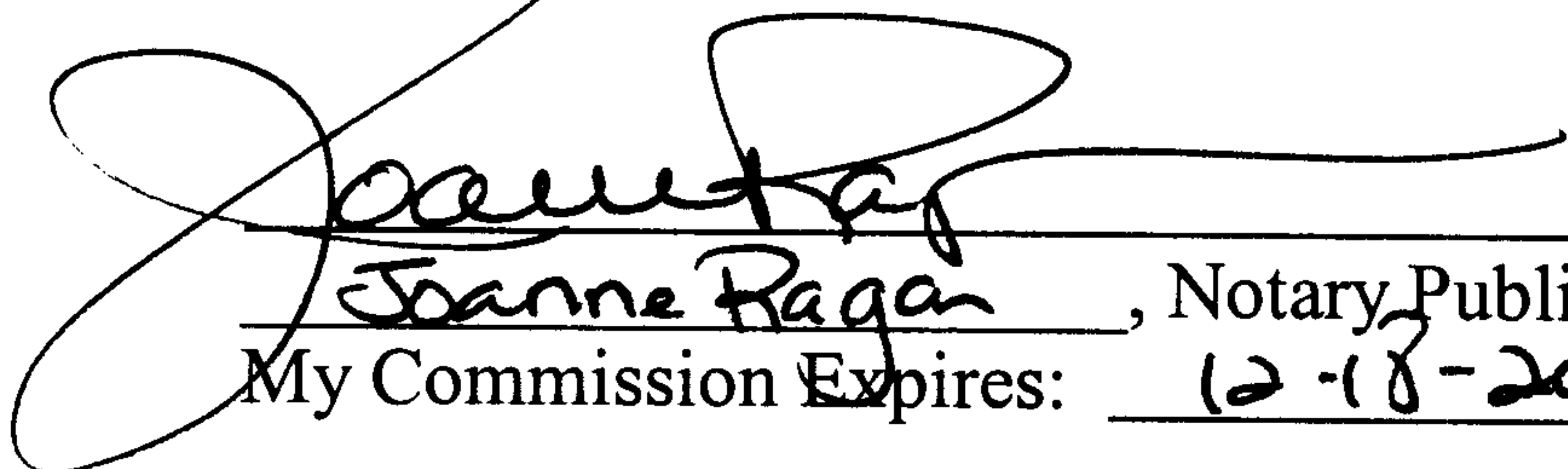

Joanne Ragan, Notary Public
My Commission Expires: 12-18-2006

Exhibit A

PARCEL I:

Part of Lots 12 and 13 and 14, in Block 2, of Nickerson-Scott Survey as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2 of said Nickerson-Scott Survey and run in an Easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; thence turn an angle to the left of $90^{\circ} 03' 16''$ and run in a Northerly direction for a distance of 149.91 feet; thence turn an angle to the left of $89^{\circ} 56' 44''$ and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14, Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of $89^{\circ} 59' 08''$ and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning.

PARCEL II:

Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Block 2 of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; thence turn an angle to the left of $90^{\circ} 03' 16''$ and run in a Northerly direction for a distance of 50.37 feet; thence turn an angle to the left of $90^{\circ} 02' 51''$ and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; thence turn an angle to the right of $89^{\circ} 59' 56''$ and run in a Northerly direction along the Easterly line of said Lot 16 and 17, Block 2 of said Nickerson-Scott Survey for a distance of 60.02 feet; thence turn an angle to the left of $89^{\circ} 58' 10''$ and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of $89^{\circ} 54' 47''$ and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning.

All situated in Shelby County, Alabama.

Exhibit B

[Permitted Exceptions]

1. Taxes due and payable October 1, 2006, not yet due and payable.
2. Easement(s)/Right(s) of Way granted Alabama Power Company as recorded in Volume 138, page 84, Volume 192, page 496, Volume 60, page 66, Volume 57, page 379 and Deed Book 60, page 337.
3. Easement(s)/Right(s) of Way granted to Alabama Power as recorded in Volume 48, page 617 and as shown on Survey by Lawrence D. Weygand, dated March 6, 2006.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
5. Power transmission lines crossing subject property as shown on Survey by Lawrence D. Weygand, dated March 6, 2006.
6. Concrete, curb and gutter encroachments as shown on Survey by Lawrence D. Weygand, dated March 6, 2006.
7. Fence encroachment along southerly lot line of Lot 12 as shown on Survey by Lawrence D. Weygand, dated March 6, 2006.
8. Concrete wall encroachment along northerly corner of Lot 16 as shown on Survey by Lawrence D. Weygand, dated March 6, 2006.
9. Rights of parties in possession under unrecorded leases.

Shelby County, AL 04/13/2006
State of Alabama

Deed Tax: \$25.00