This instrument was prepared by:
(Name) William H. Halbrooks, Attorney
(Address) #1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To: Polo Farms Investments, LLC
name Suite 100
1904 Indian Lake Drive
address
Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

20060522000241560 1/2 $15.00
Shelby Cnty Judge of Probate,AL
05/22/2006 01:53:08PM FILED/CERT

That in consideration of Nine Hundred Twenty-One Thousand Sixty and No/100---($921,060.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Steven D. Tipler and Susan Mullins Tipler, Husband and Wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Polo Farms Investments, LLC

(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 of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

$ 1,600,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 15th day of May, 2006

(Seal) Steven D. Tipler (Seal)

(Seal) (Seal)

(Seal) Susan Mullins Tipler (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for the said County, in said State, hereby certify that Steven D. Tipler and Susan Mullins Tipler whose name 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 hands and official seal this 15th day of May, 2006 A.D.

William H. Halbrooks Notary Public

My Commission Expires: 4/21/08

WILLIAM H. HALBROOKS NOTARY PUBLIC ALABAMA STATE AT LARGE

20060522000241560 2/2 $15.00
Shelby Cnty Judge of Probate,AL
05/22/2006 01:53:08PM FILED/CERT

EXHIBIT "A"

Attached Legal Description

PARCEL I:

Commence at the Southeast corner of the SW ¼ of the SE ¼ of Section 6, Township 22 South, Range 2 West; thence North 04 deg. 49 min. 51 sec. West and along the East line of said ¼ - ¼ a distance of 1369.60 feet to the point of beginning of the parcel herein described; thence North 04 deg. 49 min. 51 sec. West a distance of 998.87 feet; thence South 87 deg. 46 min. 51 sec. West a distance of 295.16 feet; thence North 04 deg. 49 min. 46 sec. West a distance of 295.16 feet to the south right of way line of Shelby County Highway # 22(80' ROW); thence South 87 deg. 46 min. 50 sec. West and along said south right of way a distance of 448.83 feet; thence South 00 deg. 04 min. 10 sec. East a distance of 912.13 feet; thence South 89 deg. 51 min. 43 sec. West a distance of 48.00 feet; thence South 06 deg. 42 min. 00 sec. East a distance of 471.37 feet; thence South 06 deg. 40 min. 28 sec, East a distance of 564.75 feet to the Northwesterly boundary line of Sunnydale Estates 1st and 2nd Sectors as recorded in Map Book 7 page 75 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 32 deg. 20 min. 05 sec. East and along said northwesterly boundary a distance of 397.59 feet; thence North 47 deg. 30 min. 50 sec. East a distance of 531.33 feet; thence North 83 deg. 32 min. 53 sec. East a distance of 146.42 feet; thence South 05 deg. 53 min. 33 sec. East along the East line of said Sunnydale Estates 1st and 2nd Sectors a distance of 31.94 feet to the North line of the Southwest ¼ of the Southeast ¼ of Section 6, Township 22 South, Range 2 West; thence North 87 deg. 56 min. 14 sec. East and along the North line of said ¼ - ¼ a distance of 25.44 feet to the East line of the Northwest ¼ of the Southeast ¼ of said section which is the point of beginning.

PARCEL III

A parcel of land situated in the NW ¼ of the SE ¼ of Section 6, Township 22 South, Range 2 West in Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the SW ¼ of the SE ¼ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S 88° 45' 58" W, a distance of 470.10 feet; thence N 0° 9' 2" W a distance of 621.66 feet; thence N 83° 58' 31" E, a distance of 975.81 feet; thence N 06° 39' 11" W a distance of 925.93 feet to the point of beginning; thence N 06° 42' 00" W, a distance of 110.10 feet; thence S 89° 51' 43" W, a distance of 552.58 feet; thence S 17° 52' 13" E, a distance of 67.92 feet; thence S 65° 31' 59" E, a distance of 34.73 feet; thence N 89° 51' 04" E, a distance of 84.63 feet; thence N 87° 51' 49" E, a distance of 155.82 feet; thence N 88° 47' 18" E, a distance of 132.75 feet; thence S 82° 13' 47" E a distance of 59.99 feet; thence S 69° 43' 50" E, a distance of 85.77 feet to the point of beginning.