

This instrument was prepared by:
Thomas G. Amason, III
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:
BBCM Real Estate, LLC
1806 6th Avenue South
Irondale, Alabama 35210
Attention: Mr. Todd R. Becker

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

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 paid to **Gerald A. Faraino** (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, subject to the matters set forth on **Exhibit B** hereto, unto **BBCM Real Estate, LLC**, an Alabama limited liability company ("Grantee"), all of his undivided $\frac{1}{2}$ interest in the real property described on **Exhibit A** hereto together with all easements and other appurtenances thereto (the "Property").

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

And said Grantor does for himself, his heirs, personal representatives, successors and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as herein stated, that he has a good right to sell and convey the same as aforesaid, and that he will and his successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 5th day of June, 2006.


GERALD A. FARAINO

RE
1,080,000⁰⁰ of the purchase price was paid
from the proceeds of a mortgage loan closed
simultaneously herewith.

STATE OF ALABAMA)

COUNTY OF Jefferson)


20060607000268480 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
06/07/2006 08:25:58AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gerald A. Faraino**, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of June, 2006.

BTY
Notary Public

[Notarial Seal]

My Commission expires: _____

EXHIBIT A

Description of Real Property

The following described property situated in Shelby County, Alabama:

A tract of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West; thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section 143.75 feet; thence 88 deg. 25 min. 30 sec. left 618.37 feet to a railroad spike found; thence 0 deg. 54 min. 45 sec. left 31.01 feet to a point; thence 91 deg. 15 min. 25 sec. right 29.88 feet to an iron pin found; said iron pin lying on the north margin of a paved road and being the Southeast corner of "Alabama Plastics" property; thence 91 deg. 15 min. 25 sec. left along the South line of the "Alabama Plastics" property and the North margin of said paved road 417.55 feet to an iron pin found being the Southwest corner of "Alabama Plastics" property; thence continue along last mentioned course and the North margin of said paved road 150.00 feet to a point; thence 01 deg. 21 min. 08 sec. right, continue along the North margin of said paved road 310.74 feet to a point on the Eastern right of way of U.S. Highway 31; thence 53 deg. 17 min. 03 sec. right, along and with said right of way, 3.09 feet to an existing concrete monument; thence 21 deg. 49 min. 31 sec. right, along and with said right of way 946.98 feet to the Point of Beginning; thence continue along the last mentioned course and the Eastern right of way of U.S. Highway 31, 206.95 feet to a point; thence 104 deg. 53 min. 26 sec. right 244.39 feet to a point; thence 90 deg. 00 min. 00 sec. right 200.00 feet to a point; thence 90 deg. 00 min. 00 sec. right 191.21 feet to the Point of Beginning forming a closing interior angle of 104 deg. 53 min. 26 sec.; being situated in Shelby County, Alabama.

EXHIBIT B

20060607000268480 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
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Permitted Exceptions

1. General and special taxes or assessments for 2006 and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under the subject property.
3. Right of way to Alabama Power Company as set out in instrument(s) recorded in Instrument # 2002-8819.
4. All recorded existing easements, restrictions, mortgages, existing liens, current taxes, set-back lines, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama.