| This instrument was prepared by: |
|----------------------------------|
| Clayton T. Sweeney, Attorney     |
| 2700 Highway 280 East, Suite 160 |
| Birmingham, AL 35223             |

Send Tax Notice To: Valleydale Land Co., LLC 1904 Indian Lake Drive Birmingham, Alabama 35244

| STATE OF ALABAMA |   |
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|                  | • |
|                  | , |

**GENERAL WARRANTY DEED** 

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million Two Hundred Fifty Thousand and 00/100-------Dollars (\$1,250,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Carter Mason Investments, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Valleydale Land Co., LLC, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Survey of Lakeview Commercial Parc, as recorded in Map Book 35, Page 149, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

\$1,250,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This Instrument is executed as required by The Articles Of Organization And Operational Agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'Ssuccessors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of June, 2006.

Carter Masen Investments, LLC

Courtney H. Mason, Jr., Member

20060622000300410 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 06/22/2006 12:34:53PM FILED/CERT

Kerry S. Carter, Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Courtney H. Mason, Jr. and Kerry S. Carter, whose names as Members of Carter Mason Investments, LLC, an Alabama Limited Liability Company, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Members and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of June, 2006.

NOTARY PUBLIC

My Germissian Expires:

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