

Send Tax Notice To:
Ahead Development, LLC
2531 Rocky Ridge Road
Suite 101
Birmingham, Alabama 35242

This instrument was prepared by:

LAURIE BOSTON SHARP,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SIX HUNDRED TEN THOUSAND and No/100 DOLLARS (\$610,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SOUTHFIELD GARDENS, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto, **AHEAD DEVELOPMENT, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCLUDED HEREIN

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2006 and subsequent years not yet due and payable until October 1, 2006;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Transmission line permit to Alabama Power Company recorded in Deed Book 126, Page 173;
4. Any and all matters of record; and
5. All matters that would be revealed by a current and accurate physical survey of the subject property.

ALL OF THE ABOVE PROCEEDS WERE PAID PURSUANT TO A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

The property conveyed herein does not constitute the homestead of the Grantor.

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 .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **Ahead Development, LLC**, an Alabama limited liability company, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

5th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 5 day of July, 2006.

SOUTHFIELD GARDENS, LLC

By: Jerome Anthony Fiore Jr.
JEROME ANTHONY FIORE, JR.
ITS: MEMBER

By: Anthony F. Muggeo
ANTHONY F. MUGGEO
ITS: MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JEROME ANTHONY FIORE, JR. and ANTHONY F. MUGGEO, whose names as Members of SOUTHFIELD GARDENS, an Alabama limited liability company 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, they executed the same voluntarily on the day the same bears date, on behalf of said company.

Given under my hand and official seal this 5th day of July 2006.

[Signature]
NOTARY PUBLIC
My commission expires: 5-13-2008

EXHIBIT A

A parcel of land located in the NW1#4 of the SE1#4 and the SW1#4 of the NE1#4 of Section 26, Township 21 South, Range 3 West of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 1 1/2" open top pipe found said pipe being the SW corner of the NW1#4 of the SE1#4 of Section 26, Township 21 South, Range 3 West of the Huntsville Meridian; thence along the South line of said 1#4-1#4, S 87°03'24" E for a distance of 2.29' to a capped rebar set (SMW LS 19753), and the Point of Beginning; thence leaving said South 1#4-1#4 Section line N 00°19'24" W a distance of 787.07 feet to a capped rebar set (SMW LS 19753); thence N 00°20'19" E a distance of 360.10' feet to a capped rebar set (SMW LS 19753); thence N 88°35'39" W for a distance of 23.16 feet to a capped rebar set (SMW LS 19753); thence N 01°09'19" W for a distance of 171.95 feet to a capped rebar set (SMW LS 19753) and the Southerly right-of-way of Daffodil Road (40' right-of-way); thence along said Southerly right-of-way N 65°10'00" E a distance of 416.36 feet to the Westerly right-of-way of Alabama Highway No. 119 and a capped rebar set (SMW LS 19753); thence along said Westerly right-of-way S 18°10'00" E a distance of 1079.72 feet to an Alabama Department of Transportation right-of-way concrete monument; thence continue along said right-of-way S 71°50'00" W a distance of 30.00 feet to a capped rebar set (SMW LS 19753); thence continue along said right-of-way S 18°30'51" E a distance of 118.54 feet to an Alabama Department of Transportation right-of-way concrete monument (Point of Tangent); thence continue along said right-of-way with a curve turning to the right with an arc length of 33.76 feet, a radius of 2221.90 feet, a chord bearing of S 18°05'23" E, a chord length of 33.76 feet, to a capped rebar set (SMW LS 19753); thence leaving said right-of-way N 88°38'06" W a distance of 215.24 feet to a capped rebar set (SMW LS 19753); thence S 11°48'02" E a distance of 349.67 feet to the South line of the NW1#4 of the SE1#4 of said Section 26, and a capped rebar set (SMW LS 19753); thence along said South 1#4-1#4 Section line N 87°03'24" W a distance of 565.29 feet to The Point of Beginning. Said described Parcel containing 18.12 acres, more or less, lying and being in the SW 1#4 of the NE 1#4 and the NW 1#4 of the SE 1#4 of Section 26, Township 21 South, Range 3 West of the Huntsville Meridian, Shelby County, Alabama.