

This Instrument Prepared By:
Joseph G. Stewart
Attorney at Law
Suite 3100, Wachovia Tower
420 North 20th Street
Birmingham, Alabama 35203

Send Tax Notice To:
Chelsea Station, LLC
5502 Caldwell Mill Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Million Two Hundred Fifty-Six Thousand and No/100 Dollars (\$1,256,000.00) to the undersigned, Charles S. Givianpour as Trustee of the CSG Construction Company, Inc. Profit Sharing Trust (the "Grantor"), in hand paid by Chelsea Station, LLC, an Alabama limited liability company (the "Grantee"), receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, described on Exhibit A hereto which is made a part hereof by this reference (the "Premises").

Subject to:

1. Ad valorem taxes for the year beginning October 1, 2005;
2. Mineral and mining rights not owned by Grantor;
3. Perpetual non-exclusive easement for access, ingress and egress recorded in Instrument #1994-36503 in the Probate Office of Shelby County, Alabama (the "Probate Office"); and
4. Covenants and restrictions as set forth in Instrument #1998-36461 in the Probate Office.

All of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the Grantor has duly executed this Statutory Warranty Deed
on this 31st day of July, 2006.

C-S.
Charles S. Givianpour, as Trustee of
The CSG Construction Company, Inc.
Profit Sharing Trust

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles S. Givianpour, whose name as Trustee of The CSG Construction Company, Inc. Profit Sharing Trust, 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 said instrument, he, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2006.

Ray R. Weaver
Notary Public
My Commission Expires: 4/11/09

[SEAL]

EXHIBIT A

A tract of land situated in Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

All that part of the Southeast Quarter of the Northeast Quarter of Section 31, Township 19 South, Range 1 West, lying South of Shelby County Highway 11, Shelby County, Alabama.

ALSO: The Northeast Quarter of the Southeast Quarter of Section 31, Township 19 South, Range 1 West.

ALSO: That part of the Northeast Quarter of the Northeast Quarter of Section 31, Township 19 South, Range 1 West, lying South of Shelby County Highway 11.

LESS AND EXCEPT: Lot 1, Morningstar United Methodist Church, as recorded in the Office of the Judge of Probate in Map Book 29, page 64, Shelby County, Alabama.