

A portion of the purchase price in the amount of \$754,000.00 is secured by a Purchase Money Mortgage filed simultaneously herewith.

This instrument prepared by:
Michael J. Brandt, Esq.
800 Shades Creek Parkway, Suite 400
✓ Wallace, Jordan, Ratliff & Brandt, L.L.C.
Birmingham, Alabama 35209

Send Tax Notices To:
M & W INVESTMENTS, INC.
3500 Independence Drive
Birmingham, Alabama 35209
Attention: W. Wheeler Smith, Esq.

WARRANTY DEED


20060801000369330 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
08/01/2006 11:43:38AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eight Hundred Fifteen Thousand and No/100 Dollars (\$815,000.00) to the undersigned grantor, **Beers Properties, LLC**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **M & W INVESTMENTS, INC.**, an Alabama corporation (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Property located in the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West; thence run South 0°52'06" West along the West line of said 1/4 - 1/4 section 80.72 feet to a point, said point being on the South right of way line of County Road 26 (80 foot right of way), said point also being the point of beginning; thence run South 86°20'40" East along said right of way line 131.28 feet to a point, said point being the beginning of a curve to the left, said curve having a central angle of 2°11'54" and a radius of 2135.09 feet, said curve being subtended by a chord which bears South 87°26'37" East a distance of 81.91 feet; thence run Easterly along the arc of said curve and along said right of way 81.92 feet; thence run South 0°52'06" West 201.20 feet; thence run North 89°07'54" West 213.00 feet to a point on the West line of said 1/4 - 1/4 section; thence run North 0°52'06" East along said West line, 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

[NO FURTHER TEXT ON THIS PAGE]


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IN WITNESS WHEREOF, GRANTOR, has caused its duly authorized officers to hereunto set
their signatures as the act of such GRANTOR, this the 31 day of July, 2006.

Beers Properties, LLC
an Alabama limited liability company

By: [Signature]
Gregory C. Beers
Its Sole member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Gregory C. Beers, whose name as Sole member of Beers Properties, LLC, 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, he, as such officer and with full authority, executed the same as and for the act of said corporation.

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

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 23, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 08/01/2006
State of Alabama

Deed Tax: \$61.00