

SEND TAX NOTICES TO:
J & M PROPERTIES, L.L.C.
10107 Chelsea Road,
Chelsea, AL, 35043

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$1,850,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Frank D. Chappell** and spouse **Edwina Chappell** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **J & M PROPERTIES, L.L.C.** (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

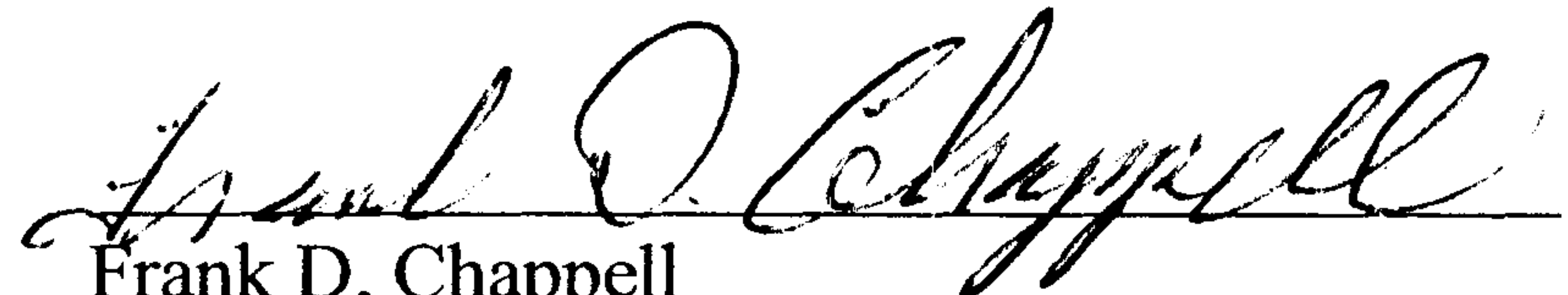
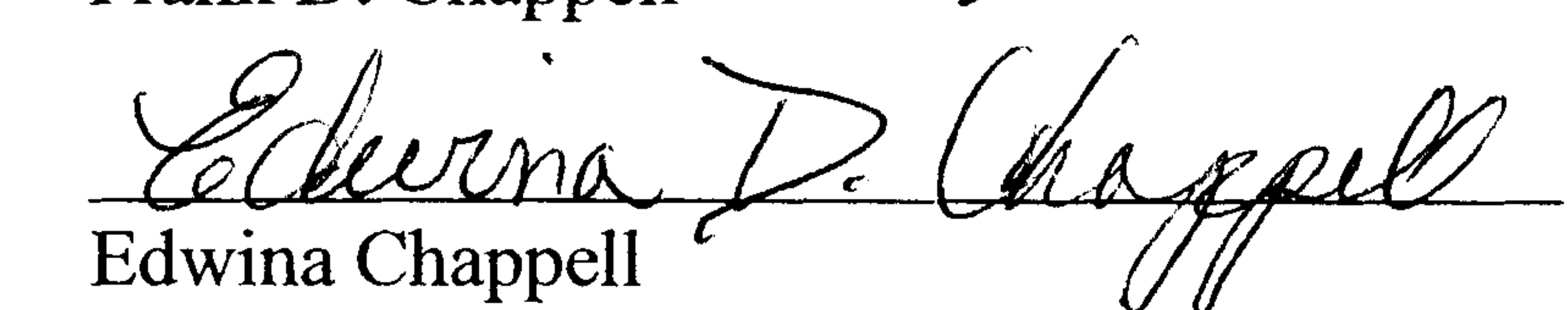
TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10 day of August, 2006.

Shelby County, AL 08/15/2006
State of Alabama

Deed Tax: \$82.50


Frank D. Chappell

Edwina Chappell



20060815000397710 2/3 \$99.50
Shelby Cnty Judge of Probate, AL
08/15/2006 01:41:02PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank D. Chappell and Edwina Chappell, whose names 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of August, 2006.



NOTARY PUBLIC

My Commission Expires: 6/7/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

SE ¼ of NW ¼; S ½ of NE ¼ of NW ¼, all situated in Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

ALSO

A 10 foot easement for use as a right of way described as commencing at the North side of the N ½ of NE ¼ of NW ¼ and running parallel to the lot heretofore conveyed by William P. Powers, Sr. to T. C. Powers and said easement running adjacent to said lot and running to the North side of S ½ of NE ¼ of NW ¼ herein described; being situated in Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

Less and except any part of subject property lying within a road right of way

SUBJECT TO: i) taxes and assessments for the year 2006, a lien but not yet payable; ii) mineral and mining rights and rights incident thereto recorded in Deed Book 178, page 419 and Real Volume 31, page 754; and iii) less and except any portion of subject property lying within a road right of way.