

SEND TAX NOTICES TO:

DONOHOOAUTO, LLC
ATTN: Peter Scott Donohoo
8000 Helena Road
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million One Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,175,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, PREMIERE HOMES, INC., (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto DONOHOOAUTO, LLC (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.]

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

AND THE GRANTOR does for itself, and its 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 its 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 29th day of September, 2006.

PREMIERE HOMES, INC.

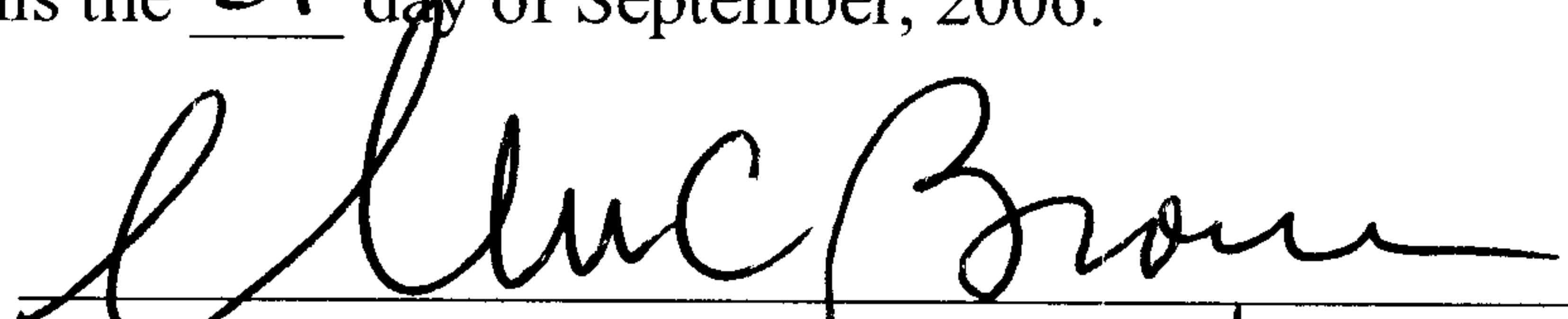
By: 
(Its President)

[ACKNOWLEDGMENT CONTAINED ON FOLLOWING PAGE.]

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Mason, whose name as President of PREMIERE HOMES, INC., a corporation, 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 officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 29 day of September, 2006.



NOTARY PUBLIC
My Commission Expires: 12/14/2008

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

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



20061004000490490 2/4 \$137.50
Shelby Cnty Judge of Probate, AL
10/04/2006 08:50:09AM FILED/CERT

EXHIBIT "A"

PARCEL I:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, in Shelby County, Alabama, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 400 feet to a point of beginning; thence continue along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 470.32 feet to an iron pin; thence 94 degrees 3 minutes 30 seconds left run in a Westerly direction 243.15 feet to a point on the Easterly right-of-way line of Helena-Acton County Road; thence 67 degrees 1 minute left and run in a Southerly direction along the right-of-way line for 100.73 feet; thence 4 degrees 48 minutes right and continue Southerly along the right-of-way line for 62.91 feet; thence 91 degrees 34 minutes 43 seconds left and run Southeasterly for 170.65 feet; thence 80 degrees 37 minutes 43 seconds right and run Southerly for 162.28 feet; thence left 79 degrees 15 minutes and run Southeasterly 194.49 feet to the point of beginning.

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

PARCEL II:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West in Shelby County, Alabama, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 400.0 feet; thence 66 degrees 32 minutes left and run Northwesterly for 194.49 feet to the point of beginning of the property herein described; thence continue Northwesterly along the last stated course for 213.00 feet to a point on the Easterly right of way line of the Helena-Acton County Road; thence 96 degrees 01 minute right and run Northerly along said right-of-way line for 114.22 feet; thence 5 degrees 49 minutes left and continue Northerly along said right-of-way line for 41.74 feet; thence 88 degrees 25 minutes 17 seconds right and run Southeasterly for 170.65 feet; thence 80 degrees 37 minutes 43 seconds right and run Southerly for 162.28 feet to the point of beginning.

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

PARCEL III:

Lots 1, 2, 3, 4, 5 and 6, according to the Final Plat of Broadview Commercial Park, as recorded in Map Book 30, page 117, in the Probate Office of Shelby County, Alabama.

PARCEL IV:

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 36 and run Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 400.0 feet to a point; thence turn left and run Northwesterly for a distance of 407.67 feet to a point on the Southeasterly right of way of Shelby County Highway No. 261; thence run Southwesterly along said right of way for a distance of 361.41 feet to a point; thence leaving said right of way run Southeasterly for a distance of 313.99 feet to a point on the South line of said Southwest $\frac{1}{4}$, thence run Easterly along said South line for a distance of 172.04 feet to the point of beginning.

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

Less and except the Subdivision of Final Plat of Broadview Commercial Park, as recorded in Map Book 30, page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2006, constituting a lien but which is not yet due and payable; ii) Right of way granted to Alabama Power Company by instrument recorded in Deed Volume 230, page 98 in the Probate Office of Shelby County, Alabama; iii) Public road right of way to Shelby County, recorded in Deed Book 135, page 36, in the Probate Office of Shelby County, Alabama; iv) less and except any portion of subject property lying within a road right of way; and v) any coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.



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Shelby County, AL 10/04/2006
State of Alabama

Deed Tax:\$117.50