

85000-2005-2006

20061219000617680 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/19/2006 01:19:56PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Phillip G. Stutts, Esq.  
Leitman, Siegal & Payne, P.C.  
600 North 20<sup>th</sup> Street, Suite 400  
Birmingham, Alabama 35203

**SEND TAX BILL TO:**

Metro Hospitality, LLC  
c/o Edwin B. Lumpkin, Jr.  
100 Metro Parkway  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EDWIN B. LUMPKIN, JR., a married man ("Grantor") hereby grants, bargains, sells and conveys unto METRO HOSPITALITY, LLC, an Alabama limited liability company ("Grantee") that certain tract or parcel of land in Shelby County, State of Alabama described on **EXHIBIT "A"**, which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on **Exhibit "B"** which is attached hereto and incorporated herein by reference as well as to all taxes for the year 2007 and subsequent years not yet due and payable.

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

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall forever warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons whomsoever.

Leitman Siegal

IN WITNESS WHEREOF, the said Grantor, hereto sets its signature and seal this the \_\_\_\_\_ day of December, 2006.

Edwin B. Lumpkin Jr  
EDWIN B. LUMPKIN, JR.

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

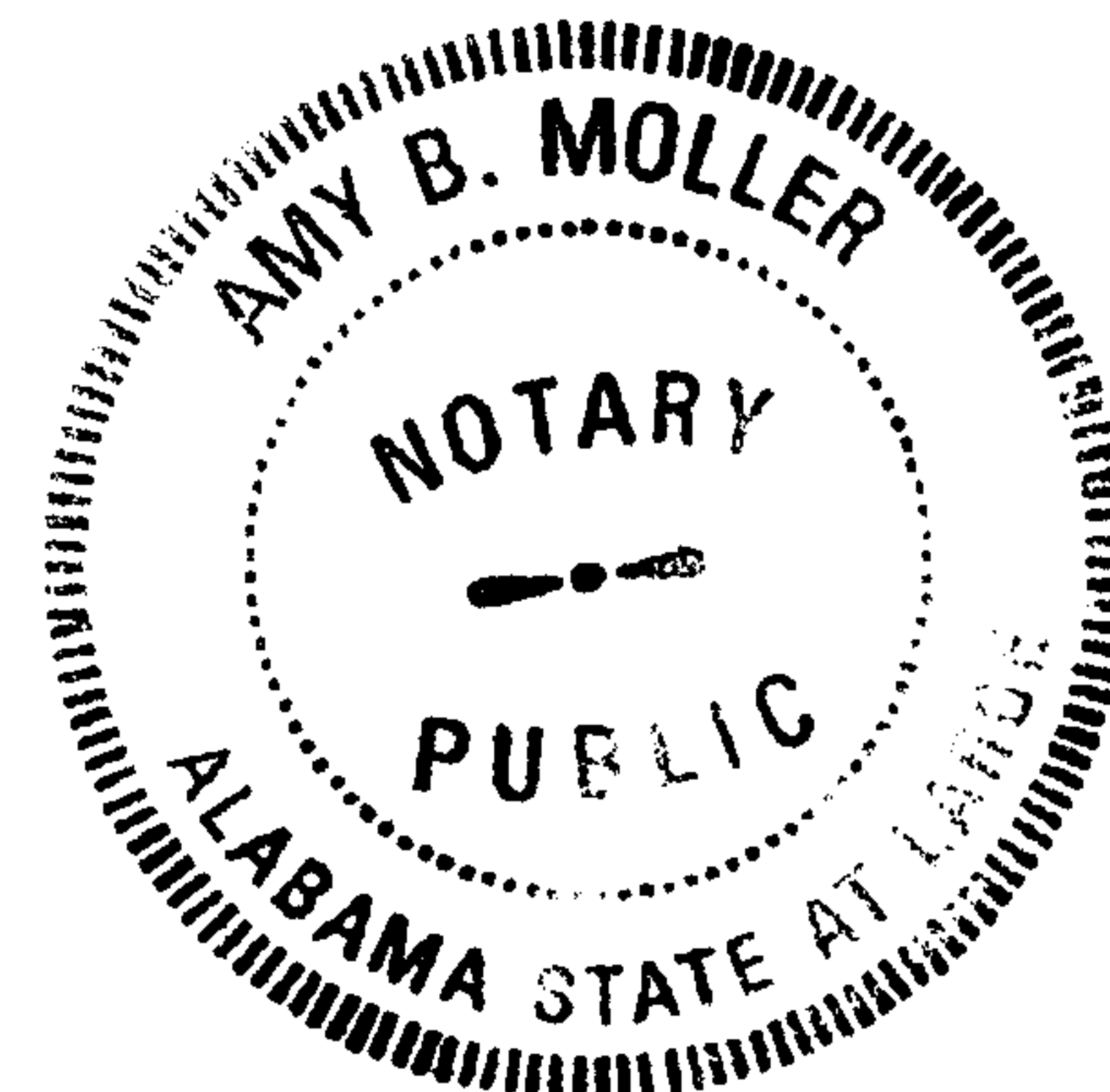
I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Edwin B. Lumpkin, Jr. whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 18 day of December, 2006.

Shelby County, AL 12/19/2006  
State of Alabama

Deed Tax: \$5.00

Amy B. Moller  
Notary Public  
My Commission Expires: 12/12/07



  
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## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lot 5, according to the survey of Calera Business Park West, as recorded in Map Book 37, Page 145, in the Probate Office of Shelby County, Alabama.




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## **EXHIBIT "B"**

### **Permitted Encumbrances**

1. Taxes for the year 2007, which are not yet due and payable.
2. Minerals and mineral rights to the extent not owned by Grantor.
3. All other matters of record.



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