
THIS INSTRUMENT WAS PREPARED BY:

Thomas C. Clark, III, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Seil HO, LLC
100 Village Street
Birmingham, Alabama 35242
Attention: Mr. Irving Meisler

STATE OF ALABAMA)
SHELBY COUNTY)

\$ 342,272.⁵⁰

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **SEIL HO, LLC**, an Alabama limited liability company (the "Grantee"), to **BALMORAL DEVELOPMENT, INC.**, an Alabama corporation, and its successors and assigns (hereinafter collectively referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee a 50% undivided interest, as tenant in common, in that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Those certain matters more particularly set forth on Exhibit B attached hereto.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.



20061220000619830 2/4 \$362.50
Shelby Cnty Judge of Probate, AL
12/20/2006 01:09:47PM FILED/CERT

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty
Deed on the 18th day of December, 2006.

BALMORAL DEVELOPMENT, INC.,
an Alabama corporation

By: [Signature]
Name: James A. Jackson
Its: President

STATE OF ALABAMA)
COUNTY OF Jefferson)

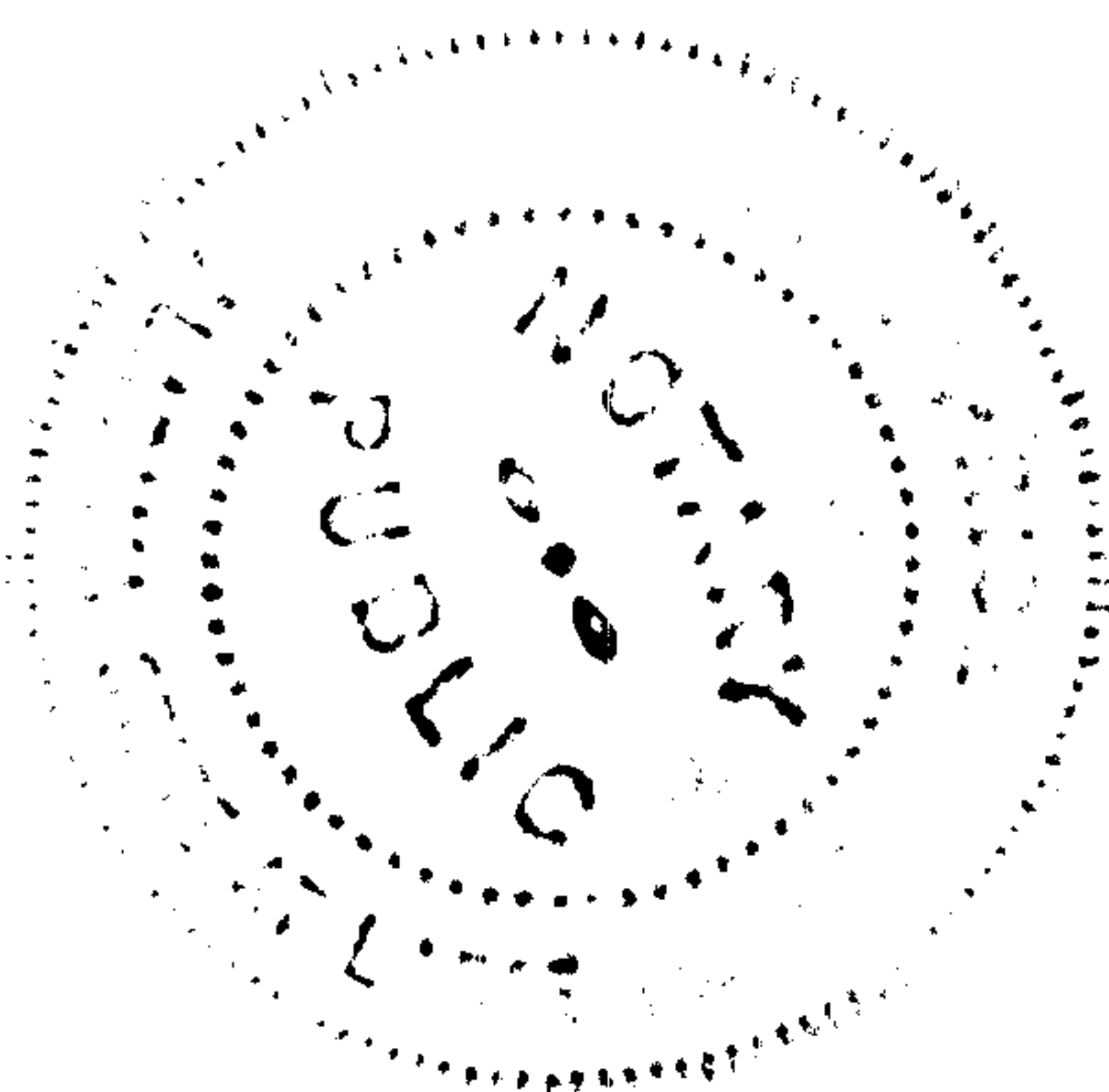
I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that James A. Jackson, whose name as President of Balmoral Development,
Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of said instrument, he/she,
as such representative and with full authority, executed the same voluntarily for and as the act of said
corporation.

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

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 7/18/08






20061220000619830 3/4 \$362.50
Shelby Cnty Judge of Probate, AL
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Exhibit A

(Legal Description)

Lot 4-A, according to the Final Plat, Balmoral Phase II, Resurvey No. 1, as recorded in Map Book 38, Page 15, in the Probate Office of Shelby County, Alabama.

Exhibit B
(Title Exceptions)


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1. Declaration of Covenants and Restrictions as recorded in Instrument #20041027000594700.

Shelby County, AL 12/20/2006
State of Alabama
Deed Tax: \$342.50