THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
America's First Federal Credit Union
1200 Fourth Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

20070130000043850 1/2 $884.00
Shelby Cnty Judge of Probate,AL
01/30/2007 08:40:45AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eight Hundred Sixty-Nine Thousand Nine Hundred Fifty-Nine & 50/100 Dollars ($869,959.50), and other good and valuable consideration, paid to the undersigned grantor, Murphy Investments, LLC, an Alabama limited liability company ("Grantor"), by America's First Federal Credit Union ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Parcel I:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 19, Township 20 South, Range 2 West: thence South 0 deg. 02 min. 52 sec. East along the East line of said ¼- ¼ section, a distance of 507.63 feet; thence South 89 deg. 04 min. 41 sec. West, a distance of 30.17 feet; thence South 0 deg. 02 min. 43 sec. West a distance of 428.01 feet; thence North 63 deg. 38 min. 08 sec. West a distance of 266.78 feet to the point of beginning; thence North 66 deg. 57 min. 37 sec. West a distance of 106.35 feet; thence North 4 deg. 20 min. 00 sec. East for a distance of 62.15 feet; thence North 88 deg. 42 min. 18 sec. West for a distance of 185.73 feet to a point on the Southeasterly right of way of Racquet Club Parkway; thence run along said right of way South 5 deg. 41 min. 21 sec. West for a distance of 1.93 feet to the point of a curve to the right (said curve having a radius of 2654.92 feet and a central angle of 0 deg. 24 min. 10 sec.); thence in a Southerly direction along said right of way and the arc of said curve, a distance of 18.67 feet to the point of a curve to the right (said curve having a radius of 325.00 feet and a central angle of 21 deg. 36 min. 00 sec.); thence in a Southwesterly direction along said right of way and the arc of said curve, a distance of 122.52 feet to a point on the Northeasterly right of way of Shelby County Highway No. 52; thence South 50 deg. 51 min. 19 sec. East along said right of way a distance of 75.34 feet; thence South 55 deg. 10 min. 36 sec. East along said right of way a distance of 87.37 feet; thence South 53 deg. 35 min. 15 sec. East along said right of way a distance of 45.54 feet; thence South 66 deg. 55 min. 08 sec. East along said right of way a distance of 79.72 feet; thence North 22 deg. 22 min. 47 sec. East and leaving said right of way a distance of 238.13 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

Also a Non-Exclusive Easement for Ingress, Egress, Utilities and Drainage, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 19, Township 20 South, Range 2 West; thence South 0 deg. 02 min. 52 sec. East along the East line of said ¼- ¼ section; a distance of 507.63 feet; thence South 89 deg. 04 min. 41 sec. West, a distance of 30.17 feet; thence South 0 deg. 02 min. 43 sec. West a distance of 428.01 feet; thence North 63 deg. 38 min. 08 sec. West, a distance of 266.78 feet; thence North 66 deg. 57 min. 37 sec. West, a distance of 106.35 feet; thence North 4 deg. 20 min. 00 sec. East for a distance of 62.15 feet; thence North 88 deg. 42 min. 18 sec. West for a distance of 105.63 feet to the point of beginning, thence continue along said line for a distance of 80.65 feet to a point on the Southeasterly right of way of Racquet Club Parkway; said point also being the point of a curve to the left, (said curve having a radius of 2654.92 feet and a central angle of 0 deg. 35 min. 38 sec.); thence in a Northeasterly direction along said right of way and the arc of said curve, for a distance of 27.52 feet; thence South 88 deg. 42 min. 18 sec. East leaving said R.O.W. for a distance of 78.11 feet; thence South 00 deg. 42 min. 44 sec. East for a distance of 27.45 feet to the point of beginning; being situated in Shelby County, Alabama.

20070130000043850 2/2 $884.00
Shelby Cnty Judge of Probate,AL
01/30/2007 08:40:45AM FILED/CERT

SUBJECT TO: (1) Current taxes; (2) Transmission line Permits to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126, at Page 299, Deed Book 126, at Page 300, Deed Book 126, at Page 301, Deed Book 136, at Page 347, Deed Book 141, at Page 300, Deed Book 170, at Page 237, and Deed Book 183, at Page 129 in the Probate Office; (3) Rights of Way granted to Shelby County by instruments recorded in Deed Book 180, at Page 561, and Inst. No. 20040503000230370 in the Probate Office; (4) Decree of Condemnation in favor of Shelby County, Alabama, as shown in Case No. PR-2004-000350 in the Probate Office; (5) Restrictions, covenants and conditions as set out in instruments recorded in Deed Book 170, at Page 236, and Deed Book 179, at Page 343, in the Probate Office; (6) Restrictions as shown by instrument recorded in Inst. No. 20060124000038000 in the Probate Office; (7) 10 foot easement on Northerly side (Parcel I); 10 foot easement for storm drainage through Northerly portion (Parcel I); Temporary construction easement on Southwesterly side (Parcel I); 30 foot utility easement on Westerly side (Parcels I and II); encroachment of gas lines and utility line with water meter through Westerly portion and Southerly portion (Parcels I and II); 15 foot sewer easement through easement (Parcel II); rights of others to use the easement as set out herein (Parcel II), all as shown on the survey by RC Farmer and Associates dated 11-20-06.

This deed is executed in compliance with the requirements of Grantor's Operating Agreement, which, as of this date has not been modified or amended.

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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 25th day of January, 2007.

WITNESS:

Murphy Investments, LLC

By Donald R. Murphy

Donald R. Murphy, as its ~~Manager~~ SOLE MEMBER

Shelby County, AL 01/30/2007
State of Alabama

Deed Tax:$870.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, whose name as ~~Manager~~ SOLE MEMBER of Murphy Investments, 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 the contents of the conveyance, he, as such ~~Manager~~ MEMBER and with full authority, executed the same for and on behalf of said limited liability company.

Given under my hand and seal this 25th day of January, 2007.

Notary Public

My Commission Expires: 14 Jul 07