(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

MELTON BUILDING RESOURCES, LLC 1104 INVERNESS CLIFFS BIRMINGHAM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

STATUTORY WARRANTY DEED

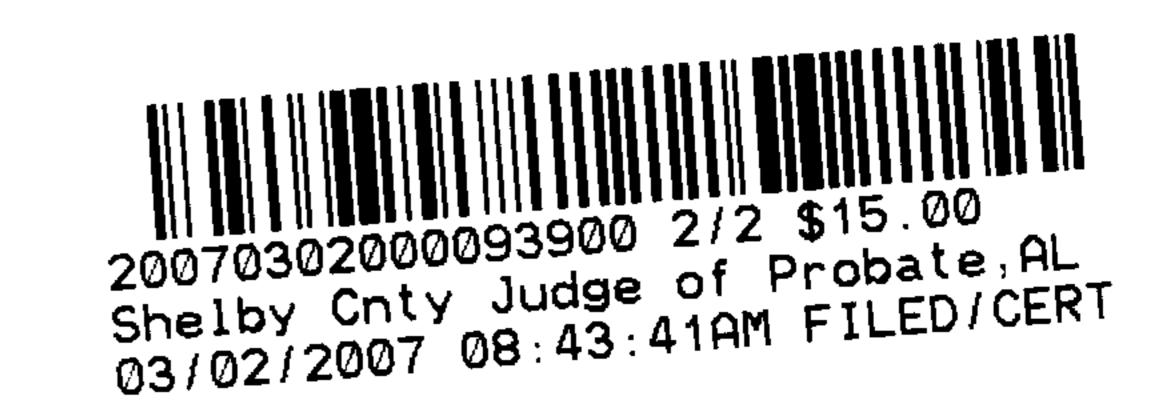
Know All Men by These Presents: That in consideration of NINETY THOUSAND DOLLARS 00/100 (\$90,000.00) DOLLARS to the undersigned grantor, SECOND UNION INVESTORS, LLC, Limited Liability Company, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MELTON BUILDING RESOURCES, LLC, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, towit:

Parcel I: Lots 144 and 147, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Pages 50 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II: Lot 76, according to the Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. A 35-FOOT BUILDING SETBACK LINE FOR ALL LOTS AS SHOWN BY RECORD PLATS.
- A 5-FOOT UTILITY EASEMENT ALONG FRONT LINE OF SUBJECT PROPERTY AS SHOWN BY RECORD PLAT FOR LOTS 144 AND 147.
- 4. A 7.5-FOOT EASEMENT AT REAR OF LOT 76 AS SHOWN BY RECORDED PLAT.
- 5. RESTRICTIONS AS SHOWN BY RECORD PLATS.
- 6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO RECORDED IN 1994-29305.
- 7. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469.
- 8. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 165, PAGE 105.
- 9. RAILROAD RIGHT-OF-WAY RESERVED BY SOUTH AND NORTH ALABAMA RAILROAD IN DEED BOOK "T", PAGE 655.
- TIMBER SALE AGREEMENT BETWEEN DOUBLE MOUNTAIN, LLC AND INTERNATIONAL PAPER COMPANY DATED NOVEMBER 11, 1994 AND RECORDED IN INSTRUMENT 1995-2626.
- OAKLYN HILLS GENERAL COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN INSTRUMENT 1998-27399.
- 12. COVENANT RECORDED IN INSTRUMENT 2000-14518.



- 13. COVENANTS, RESTRICTIONS AND EASEMENTS FOR OAKLYN HILLS RECORDED IN INSTRUMENT 20011213000545960, INSTRUMENT 20020724000344050, AND INSTRUMENT 20020724000344060.
- 14. RESTRICTIVE COVENANT AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20020926000463610.
- 15. COVENANT WITH SHELBY COUNTY HEALTH DEPARTMENT RECORDED IN INSTRUMENT 20060828000421290. (LOT 147)
- RIGHTS OF PARTIES IN POSSESSION, ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUND, OR ANY MATTERS, NOT OF RECORD, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- 17. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND, LIMESTONE, AND GRAVEL IN, ON, AND UNDER SUBJECT PROPERTY.

\$90,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **BEN L. CHENAULT** as **MANAGER** of **SECOND UNION INVESTORS, LLC**, has hereunto subscribed his/her name on this the 23rd day of February, 2007.

SECOND UNION INVESTORS, LLC

BEN L. CHENAULT

MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BEN L. CHENAULT**, whose name as **MANAGER** of **SECOND UNION INVESTORS**, **LLC, Limited Liability Company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 23rd day of February, 2007.

Notary Public

My commission expires: (1.27.20/