


\$1,550,000

SEND TAX NOTICE TO:
c/o Graco Resources, Inc.
2700 Corporate Drive
Birmingham, Alabama 35242


20070312000109630 1/4 \$530.00
Shelby Cnty Judge of Probate, AL
03/12/2007 11:07:28AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is executed and delivered this 9 day of March, 2007, by **DEVELOPMENT 119, LLC**, an Alabama limited liability company, whose address is 5 Wild Dunes, Shoal Creek, Alabama 35242 (hereinafter referred to as "**Grantor**"), to **119 PARTNERS I, LLC**, a Delaware limited liability company, whose address is c/o Graco Resources, Inc., 2700 Corporate Drive, Birmingham, Alabama 35242 (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama and more particularly described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof ("Permitted Exceptions").

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

Grantor does for itself, its successors and assigns, covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except for the Permitted Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

(Signatures appear on the following page)

****PART OF PURCHASE PRICE FOR SAID PROERTY IS TO BE PAID FROM THE PROCEEDS OF A MORTGAGE RECORDED HEREWITH.**

IN WITNESS WHEREOF, the undersigned has caused this General Warranty Deed to be executed on the date first above written having taken all necessary limited liability company action to authorize this conveyance.

GRANTOR:

DEVELOPMENT 119, LLC

By: _____

Name: _____

Its: _____

[Signature]
JOHN E. BELL
MGM. MEMBER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John E. Bell, whose name as Mng. Member of **DEVELOPMENT 119, LLC**, an Alabama limited liability company, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he/she, in his/her capacity as such Mng. Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this the 9 day of March, 2007.

[Signature]

Notary Public

My Commission Expires: 5/31/09

[NOTARIAL SEAL]

THIS INSTRUMENT PREPARED BY:

David W. Stephenson
Bradley Arant Rose & White LLP
1819 Fifth Ave. North
Birmingham, Alabama 35203

EXHIBIT A



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Lot 2A, according to the Resurvey of Lot 2 of John Bell's Addition to Hoover, as recorded in Map Book 29 Page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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EXHIBIT B

General and special taxes or assessments for the year 2007 and subsequent years not yet due and payable.

Building setback line of 40 feet reserved from Cahaba Valley Road (Hwy 119); 35 feet on the Westerly side; 10 feet on the Northeasterly side and 10 feet on the Southwesterly side of the land.

Restrictions, covenants and conditions as set out in Instrument(s) recorded in Inst. No. 2000-16895 in the Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 109 page 498 in the Probate Office.

Easement(s) to Shelby County as shown by Instrument recorded in Inst. No. 2001-13556 and Inst. No. 2001-13558 in the Probate Office.

Permanent Access Easement as shown by Instrument recorded as Inst. No. 20060616000289190 in the Probate Office.

Declaration of Reciprocal Easements as set in Instrument recorded in Inst. No. 2002101400050106 in the Probate Office.

The following matter(s) as shown on the survey by Gonzalez-Strength & Associates dated _____:

- a) Encroachment of wall and a.c. pad off of the land;
- b) Encroachment of dumpster pad off of the land.

Shelby County, AL 03/12/2007
State of Alabama

Deed Tax: \$510.00