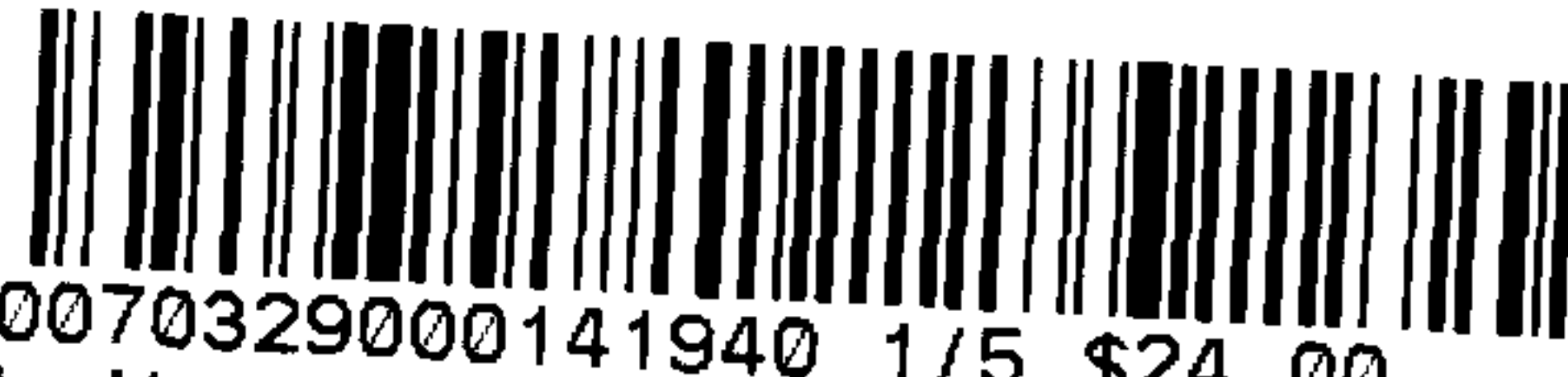


SP \$617,000
MTG 1,300,000

SEND TAX NOTICE TO:
B & F Realty #1, LLC
1100 East Park Drive, Suite 201
Birmingham, Alabama 35235
Attention: Jerry Baird

STATE OF ALABAMA)

SHELBY COUNTY)


20070329000141940 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/29/2007 01:20:01PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this the 27th day of March, 2007, by **MJM CHELSEA, LLC**, an Alabama limited liability company (the "Grantor"), to **B & F REALTY #1, LLC**, an Alabama limited liability company (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 on Exhibit A attached hereto (the "Property").

TOGETHER WITH all appurtenances and improvements 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 made subject to the following:

1. Taxes and assessments for the year 2007, and subsequent years;
2. Right of way granted to Alabama Power Company by instruments recorded in Deed Book 229, Page 350; Deed Book 102, Page 166 and Deed Book 306, Page 403;
3. Declaration of Easements as recorded in Instrument #2006-18698 and in Instrument #2006-18697;
4. Easement from MJM Chelsea, LLC to Alabama Power Company, as recorded in Instrument #2006-42508; and
5. Easements, rights of way and other matters shown on the plat of Chelsea Crossings as recorded in Map Book 37, Page 49.

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

And, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and their successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. The Property does not constitute nor has it ever constituted the homestead of any individual signing this conveyance as a grantor.

[signature page to follow]


20070329000141940 2/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/29/2007 01:20:01PM FILED/CERT

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

GRANTOR:

MJM CHELSEA, LLC

By: 

John M. Walters
Its Authorized Member

GRANTEE:

B & F REALTY #1, LLC

By: B & F Holdings, Ltd.
Its: Member

By: B & F Holdings GP, LLC
Its: General Partner

By: 

Jerrell M. Baird
Its President



20070329000141940 3/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/29/2007 01:20:01PM FILED/CERT



20070329000141940 4/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/29/2007 01:20:01PM FILED/CERT

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John M. Walters, whose name as Authorized Member of MJM Chelsea, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such Authorized 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 27th day of March, 2007.

Carolyn N. Lantieri

Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

My Commission Expires September 29, 2009

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerrell M. Baird, whose name as President of B & F Holdings GP, LLC, in its capacity as General Partner of B & F Holdings, Ltd., in its capacity as Member of B & F Realty #1, LLC, an Alabama limited company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such officer 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 27th day of March, 2007.

Carolyn N. Lantieri

Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

My Commission Expires September 29, 2009

THIS INSTRUMENT PREPARED BY:
Matthew W. Grill
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203
(205) 254-1000

EXHIBIT A

Outparcel 3, Chelsea Crossings, according to the plat thereof recorded in Map Book 37, page 49, of the records in the Office of the Judge of Probate, Shelby County, Alabama; also being described as follows:

A parcel of land situated in part of the Northwest one-quarter of the Southwest one-quarter and the Southwest one-quarter of the Northwest one-quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northwest one-quarter of the Southwest one-quarter and run North 00 degrees 38 minutes 29 seconds West along the East line for a distance of 1410.47 feet to the intersection of the East line of the Southwest one-quarter of the Northwest one-quarter and the Northernmost right of way line of U.S. Highway 280 (right of way varies); thence leaving said East line, run South 79 degrees 39 minutes 33 seconds West along the North line of said right of way for a distance of 333.56 feet; thence leaving said right of way, run North 07 degrees 42 minutes 12 seconds West for a distance of 5.20 feet to the POINT OF BEGINNING; thence run North 07 degrees 42 minutes 12 seconds West for a distance of 206.42 feet; thence run North 82 degrees 17 minutes 48 seconds East for a distance of 126.56 feet; thence run North 07 degrees 42 minutes 12 seconds West for a distance of 91.04 feet; thence run South 89 degrees 23 minutes 56 seconds East for a distance of 210.44 feet; thence run South 01 degrees 01 minutes 44 seconds East for a distance of 193.82 feet; thence run South 63 degrees 26 minutes 44 seconds West for a distance of 40.46 feet; thence run South 79 degrees 28 minutes 59 seconds West for a distance of 16.99 feet; thence run North 87 degrees 01 minutes 38 seconds West for a distance of 61.83 feet; thence run South 63 degrees 03 minutes 25 seconds West for a distance of 73.14 feet; thence run South 09 degrees 58 minutes 36 seconds West for a distance of 14.86 feet to the point of commencement of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 64 degrees 38 minutes 45 seconds, a chord bearing of South 42 degrees 17 minutes 59 seconds West for a chord distance of 32.08 feet; thence run along arc of said curve for a distance of 33.85 feet; thence run South 74 degrees 37 minutes 21 seconds West for a distance of 98.98 feet to the POINT OF BEGINNING.