

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Union Station, LLC
P.O. Box 567
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Six Hundred Thirty Eight Thousand and 00/100 (\$1,638,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Carter Homebuilders, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Union Station, LLC**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

Subject To:

1. Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.
2. Right of way to Shelby County as recorded in Deed Book 211, Page 620 in said Probate Office.
3. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 103, Page 170; Deed Book 136, Page 330; Deed Book 129, Page 451; Deed Book 205, Page 674 and Instrument No. 20061212000602110 in said Probate Office.
4. Right of way granted to Southern Natural Gas Company as recorded in Deed Book 88, Page 564 and Deed Book 90, Page 241 in said Probate Office.
5. Misalignment of fence along the Westerly, Northerly and Southerly lot line as shown on survey of Robert F. Weimorts, Jr., dated January 20, 2006.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.


CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **2nd** day of **May**, 2007.

Carter Homebuilders, Inc.



20070525000244060 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
05/25/2007 09:19:29AM FILED/CERT

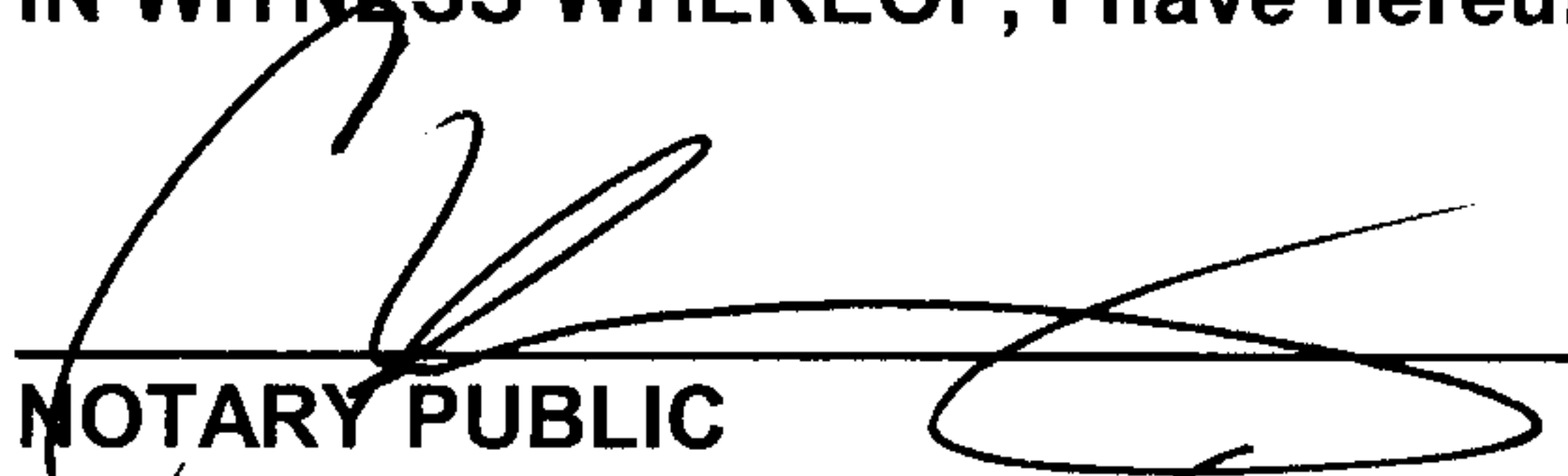


Kerry Carter, President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry Carter, whose name as President of Carter Homebuilders, 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 the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2007.



NOTARY PUBLIC
My Commission Expires: **6-5-2007**

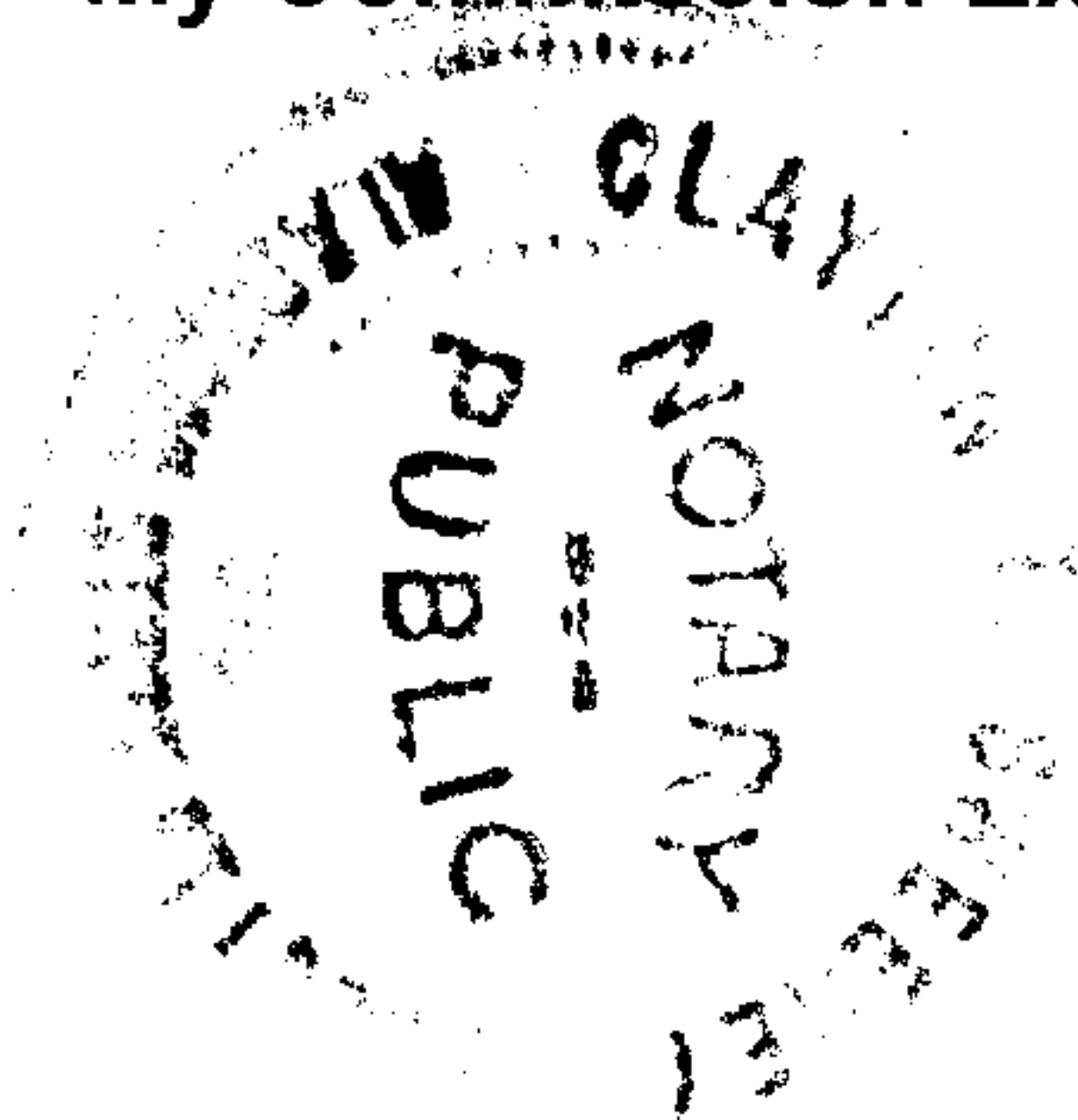


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, Section 6 and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5 that lies West of Highway No. 12, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and run Westerly along the North line of said Section 6, a distance of 2693.22 feet to the Northwest corner of the Northeast $\frac{1}{4}$, Section 6: thence turn an angle of 93 degrees 35 minutes 39 seconds to the left and run in a Southerly direction along the East line of said Northeast $\frac{1}{4}$ of Section 6, a distance of 664.54 feet to a point being a steel rebar, and the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 6 and the point of beginning of the herein described parcel; thence run in a Easterly direction along the North line of said parcel, having a bearing of South 87 degrees 22 minutes 46 seconds East, a distance of 2607.57 feet to a point being a capped steel rebar, said point also being the intersection of the North – South section line, said section line being the East line of Section 6 and the West line of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 87 degrees 38 minutes 37 seconds East, a distance of 562.96 feet to a point being a capped steel rebar, marked 9049, on the Westerly right of way of Shelby County Highway No. 12; thence run in a Southerly direction along the arc of a curve to the left, having a radius of 1991.51 feet and a chord bearing of South 3 degrees 30 minutes 12 seconds West, a distance of 330.87 feet to a point of tangency; thence South 3 degrees 44 seconds 59 seconds East, along the said Westerly right of way line of Shelby County Highway No. 12, a distance of 329.18 feet to a point being a capped steel rebar; thence run in a Westerly direction along the South line of said parcel, having a bearing of North 87 degrees 29 minutes 56 seconds West, a distance of 527.98 feet to a point being a 1 inch open steel pipe, said point also being the intersection of the North – South section line; said section line being the East line of Section 6 and the West line of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence continue in a Westerly direction along the South line of said parcel, having a bearing of North 87 degrees 33 minutes 24 seconds West, a distance of 1590.14 feet to a point being a capped steel rebar; thence North 86 degrees 59 minutes 01 seconds West, a distance of 543.81 feet to a point being a $\frac{3}{4}$ inch steel rebar; thence South 87 degrees 49 minutes 52 seconds West, a distance of 526.95 feet to a point being a capped steel rebar; thence North 87 degrees 37 minutes 39 seconds West, a distance of 56.89 feet to a point being a steel rebar, said point also being the intersection of the North – South middle section line (1/2 mile line) of said Section 6; thence run in a Northerly direction along said North – South middle section line having a bearing of North 3 degrees 31 minutes 34 seconds West, a distance of 664.31 feet to the point of beginning.

Situated in Shelby County, Alabama.

(continued)

LESS AND EXCEPT a parcel of land more particularly described as:

Commence at the Northwest corner of the Northeast one-fourth of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed South 00° 58' 47" East along the West boundary of said quarter section for a distance of 664.54 feet to the point of beginning. From this beginning point continue South 00° 58' 47" East along the West boundary of said quarter-quarter section for a distance of 664.31 feet; thence proceed South 87° 37' 39" East for a distance of 56.89 feet; thence continue South 87° 49' 52" East for a distance of 526.95 feet; thence proceed South 86° 59' 00" East for a distance of 178.20 feet; thence proceed North 54° 04' 41" East for a distance of 116.60 feet; thence proceed North 42° 17' 53" East for a distance of 90.70 feet; thence proceed North 39° 17' 35" East for a distance of 20.01 feet; thence proceed North 37° 52' 22" East for a distance of 240.00 feet; thence proceed North 35° 18' 08" East for a distance of 188.99 feet; thence proceed North 00° 47' 36" East for a distance of 146.26 feet to a point on the North boundary; thence proceed North 87° 22' 46" West along the North boundary of said quarter section for a distance of 1200.02 feet to the point of beginning.