

SEND TAX NOTICE TO:

Wachovia Bank, National Association
201 North Tryon Street
21st Floor – NC 5568
Charlotte, NC 28288-5568
Attention: Property Tax Administrator

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered this the 7th day of June, 2007, by **MJM CHELSEA, LLC**, an Alabama limited liability company (the “Grantor”), to **WACHOVIA BANK, NATIONAL ASSOCIATION**, a national banking association (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 102, Page 166; Deed Book 102, Page 107; Deed Book 102, Page 168; Deed Book 102, Page 395 and Book 229, Page 350 in the Probate Office of Shelby County, Alabama;
3. Right(s)-of-Way(s) granted to Alabama Power Company by instrument recorded in Deed Book 306, Page 403 in the Probate Office of Shelby County, Alabama;
4. Easement(s) for distribution facilities to Alabama Power Company by instrument recorded in Instrument #2006-0829000425080;
5. Sanitary Sewer Easement Agreement dated March 27, 2007 by and between MJM Chelsea, LLC and B & F Realty #1, LLC and Compass Bank by instrument recorded in Instrument #2007-0329000141970;

6. Declaration of Easements as recorded in Instrument #2006-0421000186980; and

7. Building set back lines and 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]



20070608000270390 2/4 \$870.00
Shelby Cnty Judge of Probate, AL
06/08/2007 04:04:31PM 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

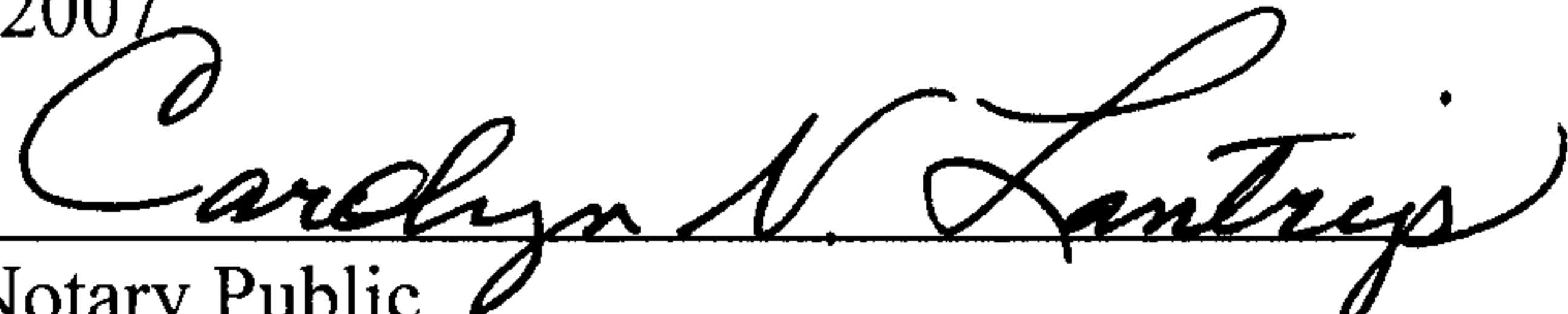
By: 

John M. Walters
Its Authorized Member

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 7th day of June, 2007


Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

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

My Commission Expires September 29, 2009



20070608000270390 3/4 \$870.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

(Legal Description of Property)



20070608000270390 4/4 \$870.00
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Lot 2, Chelsea Crossings subdivision, as recorded in Map Book 37, Page 49 in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 06/08/2007
State of Alabama

Deed Tax: \$850.00