


Send Tax Notice to:
Calera 3280, LLC
3280 Highway 31
Calera, Alabama 35040

STATE OF ALABAMA)
)
SHELBY COUNTY)


20070619000288240 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/19/2007 04:09:01PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to **CALERA 3280, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), in hand paid by **O'BRIEN LLC**, an Alabama limited liability company (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL** and **CONVEY** unto the said Grantee, the Grantor's undivided 35% interest in the following described real property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

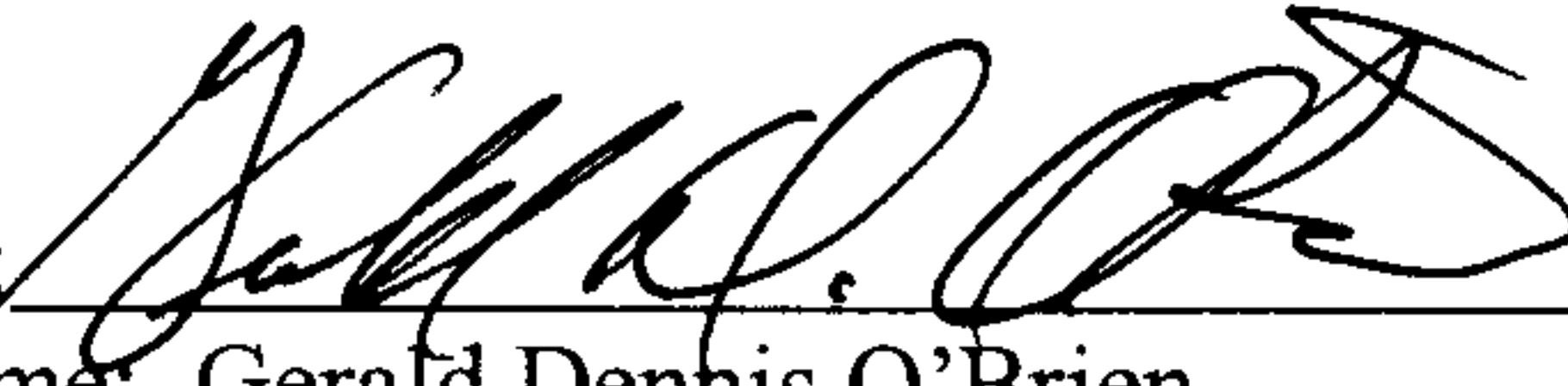
1. 2007 ad valorem taxes, a lien due and payable October 1, 2007, and taxes for subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; any and all recorded or unrecorded leases affecting said property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative effective as of the 19th day of June, 2007.

GRANTOR:

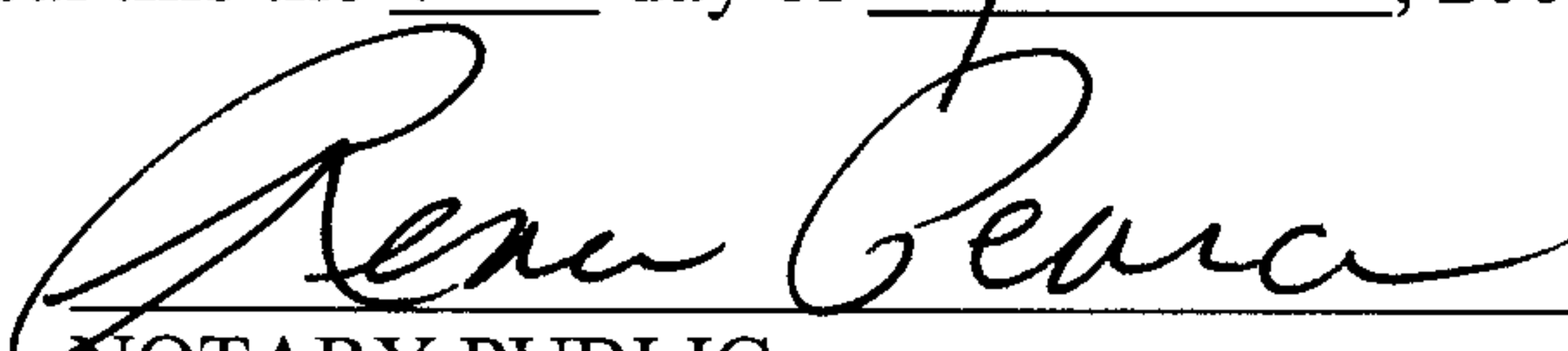
O'BRIEN LLC

By: 
Name: Gerald Dennis O'Brien
Title: Sole Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Gerald Dennis O'Brien, whose name as Sole Member of O'Brien LLC, an Alabama limited liability company, 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, in such capacity and with full authority, voluntarily executed the same as the act of such limited liability company on the day the same bears date.

Given under my hand and seal this the 19th day of June, 2007.


NOTARY PUBLIC
My Commission Expires: 12/8/2007

This instrument prepared by:
Timothy D. Davis
SIROTE & PERMUTT, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

EXHIBIT "A"

Lot 1 of Shelby Commerce Park according to the plat thereof recorded in Map Book 31, Page 138, Probate Records of Shelby County, Alabama.



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