

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
United Birmingham, LLC
5260 Cahaba Valley Cove
Birmingham, Alabama 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Daniel Cooley and Carrie Cooley, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **United Birmingham, LLC, a limited liability company**, (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 Attached Exhibit A for Legal Description.


20070703000312400 1/2 \$124.00
Shelby Cnty Judge of Probate, AL
07/03/2007 09:42:16AM FILED/CERT

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of June, 2007.

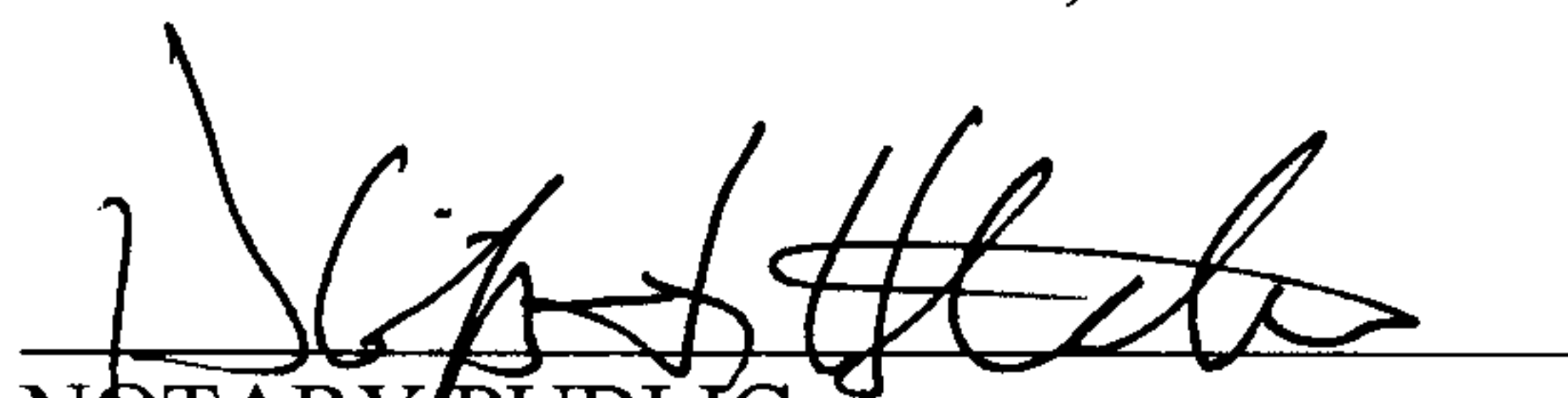

Daniel Cooley


Carrie Cooley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Daniel Cooley and Carrie Cooley, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2007.


NOTARY PUBLIC

My Commission Expires: 3/13/11

EXHIBIT A
LEGAL DESCRIPTION

Part of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 26, run in a Southerly direction along the West line of said 1/4 1/4 Section as shown on the recorded map of EZ Street, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 23 page 142, for a distance of 539.3 feet to the Southwest corner of Lot 1, of said EZ Street, being on the North right of way line of Shelby County Highway #280; thence turn an angle to the left of 94 deg. 05 min. 11 sec. and run in an Easterly direction along the North right of way line of Shelby County Highway #280 for a distance of 150.63 feet to an existing 3/8 inch iron rebar being the point of beginning; thence continue in an Easterly direction along the North right of way line of said Shelby County Highway #280 for a distance of 322.31 feet to an existing 1/2 inch Arrington rebar; thence turn an angle to the left of 87 deg. 05 min. 08 sec. and run in a Northerly direction for a distance of 300.00 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 92 deg. 54 min. 52 sec. and run in a Westerly direction for a distance of 259.25 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 75 deg. 21 min. 07 sec. and run in a Southwesterly direction for a distance of 309.68 feet, more or less, to the point of beginning.

Subject to a 30 foot easement for ingress, egress and public utilities along the West 30 feet to the above described property.

All being situated in Shelby County, Alabama.

D.C. CC,


20070703000312400 2/2 \$124.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 07/03/2007
State of Alabama

Deed Tax:\$110.00