

\$150,000.00

SEND TAX NOTICE TO:

MJM Chelsea 2, LLC
421 Office Park Drive
Birmingham, Alabama 35223
Attention: Mr. John M. Walters

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

Recitals

A. **MJM CHELSEA, LLC**, an Alabama limited liability company (the "Grantor"), is the owner of the Property described below.

B. John M. Walters ("Walters") and Michael D. Hopper ("Hopper") constitute all of the members of the Grantor.

C. Walters and Hopper also constitute all of the members of **MJM CHELSEA II, LLC**, an Alabama limited liability company (the "Grantee").

D. Grantor desires to distribute the Property described below to Walters and Hopper. Each of Walters and Hopper desire to simultaneously contribute the Property described below to Grantee.

E. At the request of, and as a matter of convenience to, Walters and Hopper, Grantor has agreed to convey the Property described below directly to Grantee.

NOW, THEREFORE, 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 all easements and restrictions of record, including but not limited 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.

EACH OF GRANTOR AND GRANTEE ACKNOWLEDGE AND AGREE THAT NEITHER WALTERS NOR HOPPER HAVE MADE ANY COVENANTS, REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER WITH RESPECT TO THE PROPERTY.

Grantee, having reviewed and read this Statutory Warranty Deed, hereby joins in this Statutory Warranty Deed in order to accept the same and be bound by its terms and conditions.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has caused this Statutory Warranty Deed to be executed by its duly authorized representative, who has hereby set his hand and seal, on this the 18TH day of July, 2007.

"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.

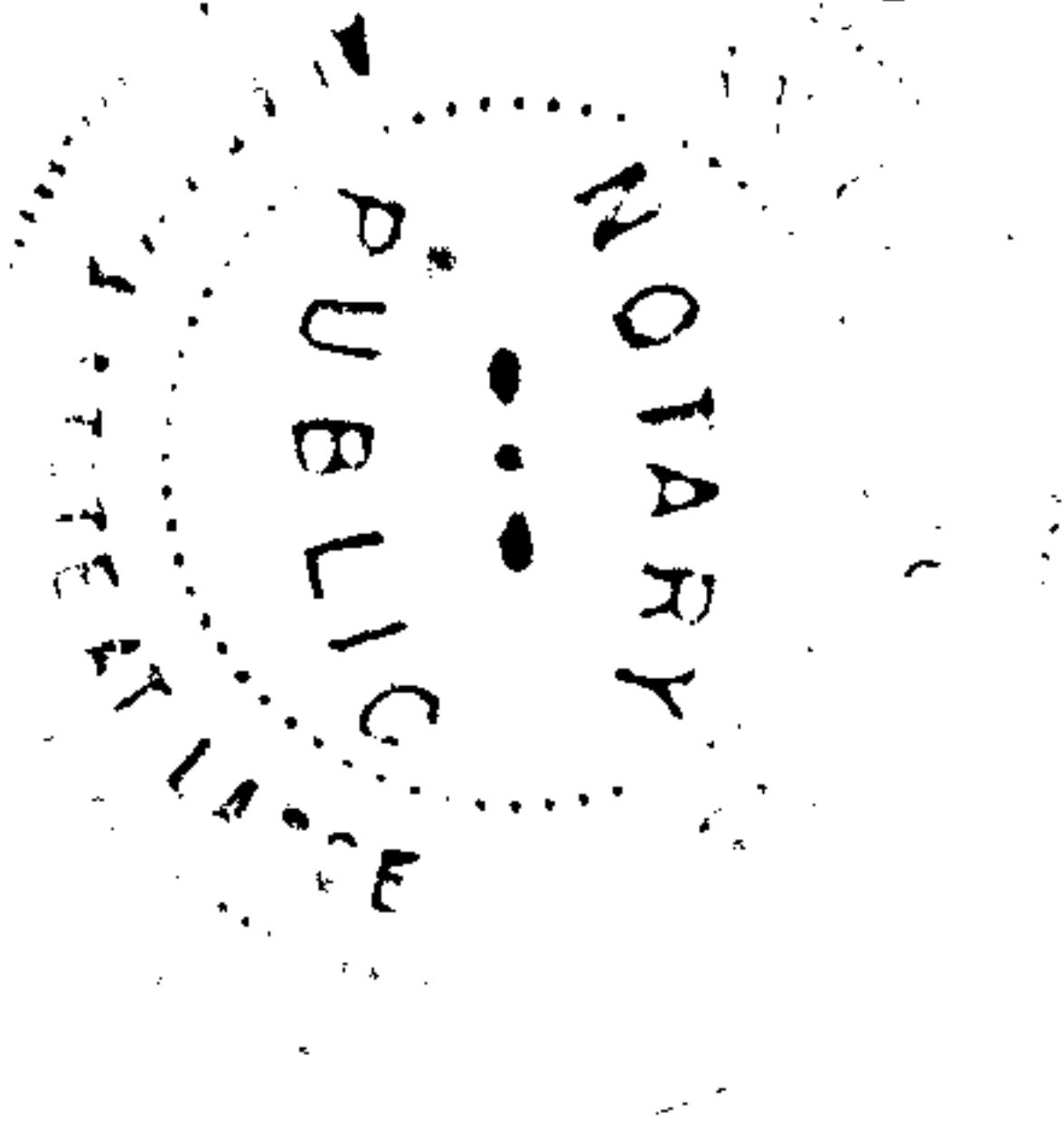
Given under my hand this the 18th day of July, 2007.


Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 21, 2010
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

[NOTARIAL SEAL]





20070719000338650 4/5 \$173.00
 Shelby Cnty Judge of Probate, AL
 07/19/2007 02:42:16PM FILED/CERT

"GRANTEE":

MJM CHELSEA II, 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 II 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 18th day of July, 2007.



[NOTARIAL SEAL]

 Anita S. Davis

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: July 21, 2010
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

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

(Legal Description of Property)



20070719000338650 5/5 \$173.00
Shelby Cnty Judge of Probate, AL
07/19/2007 02:42:16PM FILED/CERT

Lot 5, 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 07/19/2007
State of Alabama

Deed Tax: \$150.00