

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Shelby County, AL 07/31/2007
State of Alabama
Deed Tax: \$537.50

SEND TAX NOTICE TO:

Townside Building, LLC

6300 Highway 17
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Thirty-Seven Thousand Five Hundred and no/100 Dollars (\$537,500.00), in hand paid to the undersigned, Mitford Heights Development, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Townside Building, LLC (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 60-84, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2007.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian right, if any.
7. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
8. Building setback line as shown by plat.
9. Easements as shown by recorded plat.
10. Restrictions, covenants, and conditions, as set out in instrument(s) to be recorded in the Probate Office.
11. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 136 Page 330 in the Probate Office.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 136 Page 228 in the Probate Office.
13. Rights of others to use of Branches.
14. Restrictions, limitations, conditions, and other provisions as set out in Map Book 36 Page 120 in the Probate Office.

~~ALL of the purchase price recited above was paid by a mortgage loan executed simultaneously with delivery of this deed.~~ *[Signature]*

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said GRANTOR, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, a limited liability company, by its Member, Brett G. Winford, who is authorized to execute this conveyance, has hereto set its signature and seal, this 29 day of June, 2007.

Mitford Heights Development, LLC

[Signature] (SEAL)
By: Brett G. Winford
Its: Member

GRANTOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brett G. Winford, whose name as Member of Mitford Heights Development, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29 day of June, 2007.

[Signature]
NOTARY PUBLIC
My commission expires: 6/21/10

